

STATE OF NORTH CAROLINA

**WARRANTY DEED TO CHILD - RESERVING
LIFE ESTATE TO PARENT**

Control Number – NC - 021 - 77

NOTES ON COMPLETING THESE FORMS

The form(s) in this packet contain “form fields” created using Microsoft Word. “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the forms toolbar. Look for the button on the forms toolbar that resembles a “shaded letter ‘a’”. Click in this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances the form field and the line will disappear after information is entered. In other cases it will not. This is appropriate and the way the form is designed to function.

SAMPLE DOCUMENT

DISCLAIMER

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SAMPLE DOCUMENT

Excise Tax	Recording Time, Book and Page

Mail after recording to: _____

This instrument was prepared by: _____

Brief description for the Index: _____

GENERAL WARRANTY DEED
(Reserved Life Estate)

Grantor(s): _____

Grantee(s): _____

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____ and _____, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey, unto _____, an individual, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the City of _____, _____ Township, County of _____, State of North Carolina, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

SUBJECT to Life Estates retained by _____ and _____, Grantors, to run consecutively. It being the intention of the Grantors that the ending of one Life Estate shall in no way affect the remaining Life Estate.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s).

The property herein conveyed ☐ is not a part of the homestead of Grantor(s), or ☐ is part of the homestead of Grantor(s) and the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the _____ day of _____, 20_____.

Grantor

Print Name

Grantor

Print Name

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public, do hereby certify that _____ (here give the name of the grantor or maker) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal

This the _____ day of _____, 20_____.

(Official seal.)

Notary Public

Print Name

My Commission Expires: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public, do hereby certify that _____ (here give the name of the grantor or maker) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal

This the _____ day of _____, 20____.

(Official seal.)

Notary Public

Print Name

My Commission Expires: _____

The foregoing Certification of

Is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____
County, North Carolina

By _____
Deputy/Assistant – Register of Deeds

Grantor(s) Name, Address and phone:

Grantee(s) Name, Address and Phone:

NOTE RE FORM FIELDS

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In order to use the form fields properly, it is necessary to “lock or protect” the document. If you wish to make any changes in the body of the form, it is necessary for you “unlock” or “unprotect” the form.

This is done by clicking on “Tools” in the Menu bar and then selecting “unprotect document”. You may then be prompted to enter a password. If so, the password is “uslf”. **That is uslf in lower case letters without the quotation marks.**

It is very important to understand that, once the document is unprotected, any data entered in the form fields will be lost when the document is again protected. If changes are necessary, unlock the document, using the password “uslf” if necessary, and make any changes that you feel are required. Then protect the document once again.

After any required changes and re-protecting the document, click on the first form field and enter the required information. You will be able to navigate through the document from form field to form field using your tab key. Tab to a form field and insert your data. Inserting data will result in the default line disappearing. You will have sufficient space to enter any required information.