

# North Carolina General Warranty Deed

Excise Tax \_\_\_\_\_

Do NOT write above this line.

Recording: Time, Book and Page \_\_\_\_\_

This instrument prepared by: \_\_\_\_\_

Brief description for the Index \_\_\_\_\_

This Deed made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Grantor and Grantee:

**Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.**

**Grantor:** \_\_\_\_\_

**Grantee:** \_\_\_\_\_

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

**Property:** City of \_\_\_\_\_, Township of \_\_\_\_\_, County of \_\_\_\_\_, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.

A map showing the property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.

The legal description of the Property is:

*Continued on Page 2*

After recording mail to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Lot No. \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_

Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

**Promises by Grantor:** Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

**Signatures:** Grantor has duly executed the foregoing instrument, as of the day and year first written above.

**Entity**

**Individual**

Name: \_\_\_\_\_ (Seal)

By: \_\_\_\_\_ (Seal)

Title: \_\_\_\_\_ (Seal)

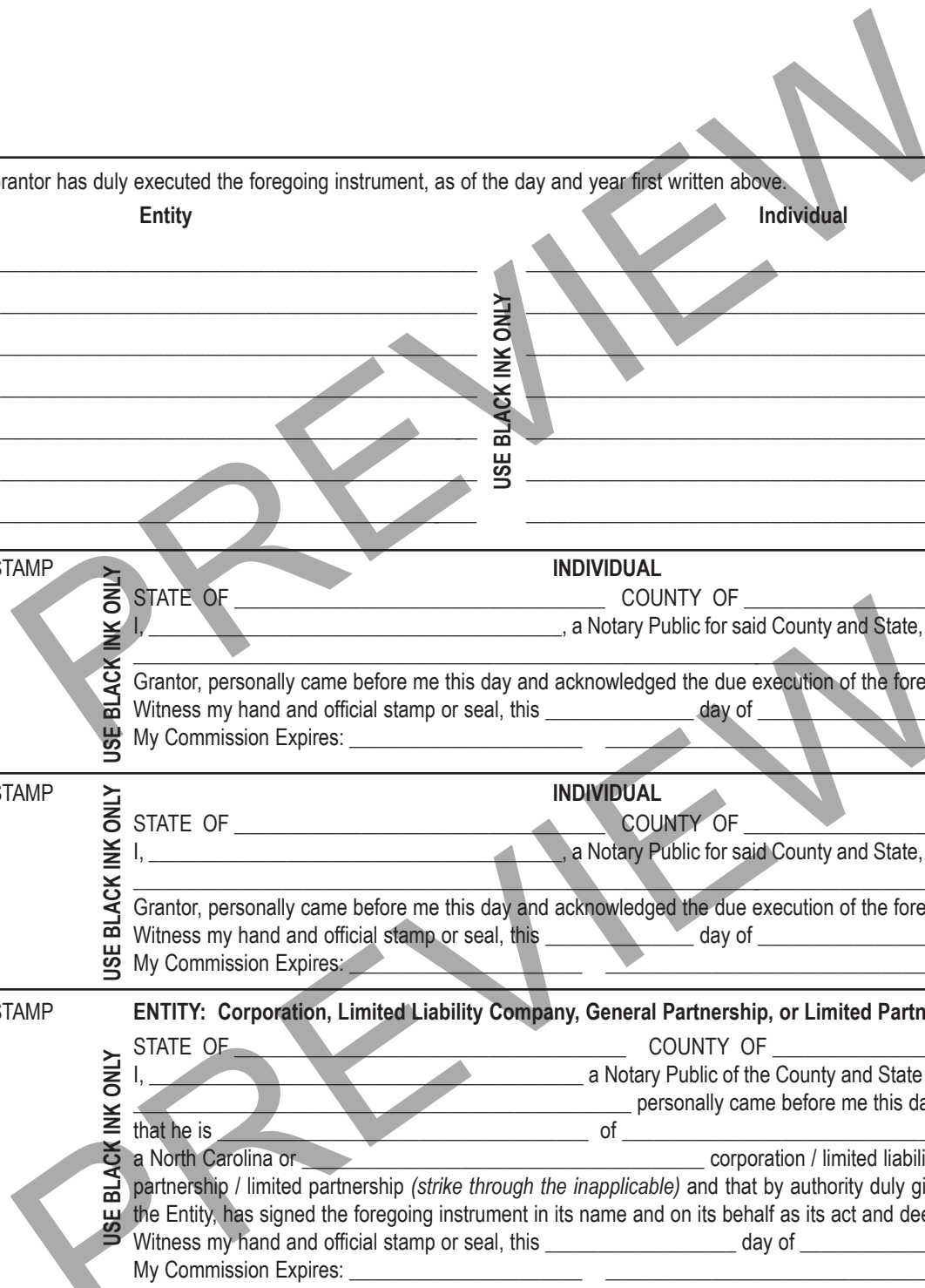
By: \_\_\_\_\_ (Seal)

Title: \_\_\_\_\_ (Seal)

By: \_\_\_\_\_ (Seal)

Title: \_\_\_\_\_ (Seal)

USE BLACK INK ONLY



SEAL-STAMP

**INDIVIDUAL**

USE BLACK INK ONLY

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that

Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

**INDIVIDUAL**

USE BLACK INK ONLY

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that

Grantor, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

**ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership**

USE BLACK INK ONLY

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public of the County and State aforesaid, certify that

\_\_\_\_\_ personally came before me this day and acknowledged

that he is \_\_\_\_\_ of \_\_\_\_\_,

a North Carolina or \_\_\_\_\_ corporation / limited liability company / general

partnership / limited partnership (*strike through the inapplicable*) and that by authority duly given and as an act of

the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are 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

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds