

WARRANTY DEED
(Reserved Life Estates)

Mail after recording to: _____

This instrument prepared by: _____

Brief Description for the Index: _____

THIS DEED made this the _____ day of _____,
20_____, by and between:

GRANTORS
(Name and Address)

GRANTEE
(Name and Address)

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in the City of _____,

_____ Township, _____ County, North Carolina, and more particularly described as follows:

The property hereinabove described was acquired by Grantor by instrument recorded in _____ . A map showing the above-described property is recorded in Map Book _____ at Page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

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.

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

Grantor

Type or Print Name

Grantor

Type or 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

Type or 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

Type or Print Name

My Commission Expires: _____

*** If only one Grantor, substitute the following paragraph:**

SUBJECT to Life Estates retained by _____, Grantor.