

NORTH CAROLINA GENERAL WARRANTY DEED

(Husband and Wife to an Individual)

Mail after recording to: _____

This instrument was prepared by: _____

Brief description for the Index: _____

THIS DEED made by and between Grantors and Grantee and executed as set forth below:

GRANTORS

GRANTEE

An Individual

Husband and Wife

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

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:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

The property hereinabove described was acquired by Grantors 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 Grantee in fee simple. And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

1. ANY AND ALL OF PUBLIC RECORD
- 2.

IN WITNESS WHEREOF, Grantors have executed this instrument on the date(s) set forth below.

FIRST GRANTOR

Date:

Signature of First Grantor

Type or Print Name

STATE OF _____

COUNTY OF _____

I, _____ a Notary Public, of said State and County aforesaid, do hereby certify that _____ Grantor, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor, or (ii) I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this _____ day of _____, in the year _____.

(seal or stamp)

Notary Public

Printed Name: _____

My Commission Expires: _____

SECOND GRANTOR

Date:

Signature of Second Grantor

Type or Print Name

STATE OF _____

COUNTY OF _____

I, _____ a Notary Public, of said State and County aforesaid, do hereby certify that _____ Grantor, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor, or (ii) I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a _____ or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated.

Witness my hand and official seal or stamp, this _____ day of _____, in the year _____.

(seal or stamp)

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT A