
NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ _____
Parcel Identifier No. _____
Mail after recording to _____

This instrument was prepared by: _____
Brief description for the Index: _____

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

GRANTOR	GRANTEE

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, _____ Township _____ County, North Carolina, and more particularly described as follows (the "Property"):

THIS PROPERTY DOES/DOES NOT INCLUDE THE GRANTOR'S PRINCIPAL RESIDENCE.

The Property was acquired by Grantor by instrument recorded in Deed Book _____, Page _____.

A map showing the Property is recorded in Plat Book _____, Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, has hereunto set their hands and seals, has caused this instrument to be executed by its duly authorized Member/Manager, the day and year first above written. has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

_____(SEAL)

_____(SEAL)

COMPANY NAME: _____

By: _____
President Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document in the capacity indicated: _____

Date: _____

Notary Public

(Printed Name of Notary)
My Commission Expires: _____

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!