
Space above this line for recorder's use only

Excise Tax: _____ **Parcel No:** _____

Brief Description for Index: _____

This Instrument Prepared By: _____

Address: _____

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

After Recording Return To: _____

Address: _____

NORTH CAROLINA LIFE ESTATE DEED

STATE OF NORTH CAROLINA
_____ COUNTY

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.

THIS DEED, made this _____ of _____, _____, is by and between _____, a _____, with a mailing address of _____ ("Grantor"), and _____, a _____, with a mailing address of _____ ("Grantee").

WITNESSETH, that the Grantor, 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, **SUBJECT TO a life estate of the Grantor herein of all of their right, title and interest**, unto the Grantee, in fee simple, all that certain lot or parcel of land situated in _____ Township, _____ County, North Carolina and more particularly described as follows:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

The property hereinabove described was acquired by the Grantor by instrument recorded in deed book _____, page _____.

A map showing the above described property is recorded in plat book _____, page _____.

All or a portion of the real estate herein conveyed includes or does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, **but always subject to the life estate herein reserved by the Grantor.**

And the Grantor covenants with the Grantee, 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 hereinafter stated:

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal as of the day and year first above written.

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that _____, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this _____ (mm/dd/yyyy).

Notary Public Signature

My Commission Expires: _____