
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 SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA
_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
_____ (\$ _____) in hand paid to
_____, a _____, with a mailing address of

(hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to
_____, a _____, with a mailing address of

(hereinafter known as the "Grantee(s)") the following described real estate, situated in
_____ County, North Carolina, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

The property hereinabove described was acquired by the Grantor(s) 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(s).

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the Grantor(s), but not otherwise.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee(s)'s heirs, successors, and assigns forever, the said Grantor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this _____ (mm/dd/yyyy).

Notary Public Signature

My Commission Expires: _____