

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

PARCEL IDENTIFIER NO. _____

VERIFIED BY Mecklenburg COUNTY ON THE _____ DAY OF _____, 20____

THIS INSTRUMENT WAS PREPARED BY: _____

RETURN TO: _____

BRIEF DESCRIPTION FOR THE INDEX: _____

(No title search performed. No opinion given.)

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

GRANTOR	GRANTEE
Mailing Address:	Mailing Address:
	Property Address:

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the _____ County, State of North Carolina, and more particularly described as follows:

Insert Legal Description

This conveyance of real property is from Grantor-(wife/husband), _____, to Grantee-(wife/husband), _____, and is a conveyance of real property held by such husband and wife as tenants by the entireties. Any and all common law or statutory marital interest of the Grantor in this real estate is conveyed and terminated.

Grantee shall be free to convey this real estate without joiner or signature of Grantor hereafter. This conveyance is made pursuant to the provisions of N.C.G.S. 50-20(d) and constitutes a part of an equitable distribution of marital property and is pursuant to said Separation Agreement and is a transfer of property incident to a divorce and related to the cessation of the marriage within the meaning of Section 1041 of the Internal Revenue Code. Henceforth, this property shall be the separate property of the Grantee as defined in N.C.G.S. 50-20(b)(2). The above referenced property is conveyed subject to any and all deeds of trust; liens and encumbrances which the Grantee agrees to assume and shall indemnify and hold Grantor harmless from any liability hereon.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Insert Typed Name (SEAL)

STATE OF _____ COUNTY OF _____

I, the undersigned, certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument in the capacity indicated above: **Insert Typed Name**

Date: _____ My Commission Expires: _____

Signature of Notary: _____ Printed Name of Notary: _____

Insert Typed Name (SEAL)

STATE OF _____ COUNTY OF _____

I, the undersigned, certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument in the capacity indicated above: **Insert Typed Name**

Date: _____ My Commission Expires: _____

Signature of Notary: _____ Printed Name of Notary: _____