How to Complete Your North Carolina Special Warranty Deed

Special Warranty Deed (North Carolina)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A North Carolina special warranty deed warrants title only against claims arising **by, under, or through the grantor**. It is common for estates, trustees, and companies.

1. **Prepared by and mail to (top of Page 1)**
   Enter who prepared the document and where the Register of Deeds should mail it. Leave the space above the dotted line blank.
2. **Parties and property (Pages 1–2)**
   Enter the grantor and grantee, and copy the legal description and the Book/Page title reference exactly from the current deed. A married grantor's spouse should usually sign too.
3. **Sign before a notary (Page 3)**
   Each grantor signs before the notary with a current, government-issued photo ID.

After It's Signed

- Record the original with the Register of Deeds of the county where the property is located.
- North Carolina excise tax ($1 per $500 of consideration) is paid when a deed is recorded.
- In North Carolina, real estate closings are handled by attorneys. A deed form does not replace a title search; talk to a closing attorney for a sale or loan.

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North Carolina-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

THIS INSTRUMENT PREPARED BY:

MAIL AFTER RECORDING TO:

SPACE ABOVE THIS LINE FOR THE REGISTER OF DEEDS

NORTH CAROLINA SPECIAL WARRANTY DEED

(North Carolina)

Parcel identifier no. Excise tax ($) Brief description for the index

THIS DEED made this

day of (month, year)

GRANTOR: name(s), marital status, and mailing address (and entity type, if any)

GRANTEE: name(s) and mailing address (and how title is held)

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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 unto the Grantee in fee simple,
all that certain lot or parcel of land situated in

City of / Township County
North Carolina, and more particularly described as follows:

Legal description (attach Exhibit A if more space is needed)

Property address Title derived from 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, and the Grantor covenants with the Grantee that Grantor has done nothing to impair title as received by Grantor, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, except for the exceptions stated below.

Exceptions (easements, restrictions, and taxes of record), or "None"

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IN WITNESS WHEREOF, the Grantor has duly executed this deed.

X _____
Grantor

Printed name

X _____
Grantor

Printed name

NOTARY ACKNOWLEDGMENT

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:

name(s) of grantor(s)

Date

X _____
Notary Public

(Notary seal)

Notary's printed name

Notary Public, County of commission

My commission expires

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