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# 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        , 200        , by and between:

GRANTOR	GRANTEE
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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"):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

**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:** \_\_\_\_\_  
**, PresidentMember/Manager**

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

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!**