

IT IS A BAD IDEA TO TRY TO EXECUTE THIS WITHOUT AN ATTORNEY

**NORTH CAROLINA QUITCLAIM DEED**

Excise Tax: \$00.00

PARCEL IDENTIFIER NO. \_\_\_\_\_

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: (No Title Search or Opinion Rendered) RETURN TO:

BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by and between

GRANTOR

GRANTEE

Mailing Address:

Mailing Address:

Situs 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 Mecklenburg County, State of North Carolina, and more particularly described as follows:

**Being all of Lot 13 of \_\_\_\_\_, section \_\_\_ as shown on map thereof recorded in map book \_\_\_ at page \_\_\_ in the Mecklenburg County Registry; less and except that certain right of way and drainage easement conveyed to the City of Charlotte in Book \_\_\_ at Page \_\_\_\_\_ in the Mecklenburg County Public Registry. Together with improvements located at \_\_\_\_\_, Charlotte, North Carolina. Parcel ID # \_\_\_\_\_.**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Mecklenburg County Registry.

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 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 lawful claims of all persons whomsoever, other than the following exceptions:

**All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.**

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

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I certify that \_\_\_\_\_ **and wife**, \_\_\_\_\_ who is known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day; each acknowledging to me that he/she voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature: \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_