

**NORTH CAROLINA
DEED IN LIEU OF FORECLOSURE**

Excise Tax:

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to:

This instrument was prepared by: Harry Marsh Law (10550 Independence Pointe Parkway #302, Matthews NC 28105)

Brief description for the index:

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

GRANTOR

Mailing Address:

GRANTEE(S)

Property Address:

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 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 located in Mecklenburg County, North Carolina, and more particularly described as follows:

This property was acquired by Grantor herein by deed recorded in Book ____ Page ____, Mecklenburg County

Public Registry.

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

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 the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____(SEAL)
Name of Grantor

STATE OF _____
COUNTY OF _____

I, _____, a notary public of the County and State aforesaid, certify that _____ ("Signatory") came before me this day and acknowledged execution of the foregoing instrument. I certify that the Signatory personally appeared before me this day and I have seen satisfactory evidence of the Signatory's identity by a current state or federal identification with the Signatory's photograph in the form of a driver's license The Signatory acknowledged to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and notarial seal this _____ day of _____, 20_____.

NOTARY SEAL

Notary Public
My commission expires

DECLARATIONS FOR DEED IN LIEU OF FORECLOSURE

This deed is an absolute conveyance. The undersigned, _____ (“Grantor”), hereby conveys the property located at _____, to _____, (“Lender”) for a fair and adequate consideration. This deed is a conveyance in lieu of foreclosure by Lender of obligations secured by Deeds of Trust recorded in Book _____ Page _____, Mecklenburg County Public Registry, and the Note for \$_____ secured thereby. Grantor declares that this conveyance is freely and fairly made and that there are no agreements, written or oral, other than this deed between Grantor and Lender with respect to the property being conveyed herein.

This deed is intended as an absolute conveyance of title and is not intended to be a mortgage, trust conveyance or security of any kind. Grantor conveys all of his right, title and interest absolutely in and to this property to Lender and Grantor surrenders possession of said property to Lender.

This deed is not given as a preference against any other creditors of Grantor. There are no other persons or other entities that have an interest in this property, either directly or indirectly, of record or off record. Grantor is solvent at this time and is not obligated on any bond or other lien against this property.

Grantor is not acting out of apprehension, coercion, duress or incapacity and has acted freely and voluntarily in executing and delivering this deed. Grantor confirms that this conveyance is with full and adequate consideration, which is the fair market value of the property being conveyed by this deed.

This document is being made for the protection and benefit of Lender, its successors and/or assigns. Grantor agrees to testify, declare, depose or certify to any competent tribunal, officer or person, in any case which may hereafter be instituted as to the truth of the particular facts presented herein.

_____(SEAL)
Grantor Name

STATE OF _____
COUNTY OF _____

I, _____, a notary public of the County and State aforesaid, certify that _____ (“Signatory”) came before me this day and acknowledged execution of the foregoing instrument. I certify that the Signatory personally appeared before me this day and I have seen satisfactory evidence of the Signatory’s identity by a current state or federal identification with the Signatory’s photograph in the form of a driver’s license The Signatory acknowledged to me that she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and notarial seal this _____ day of _____, 20_____.

Notary Public
My commission expires _____