

CORRECTION DEED LANGUAGE SAMPLES

Some sample provisions that may be useful to the attorney drafting correction deeds from the original Grantor(s) to the original Grantee(s), and bringing later liens or encumbrances of the original Grantee(s) into the corrected chain of title are below:

****** This corrective deed is given to validate and ratify the earlier conveyance from the Grantor herein to the Grantee herein, recorded in Book ____, Page ____, _____ County Registry, and is being signed by _____ Grantors therein, and correcting [HERE INSERT THE LEGAL ISSUE WITH THE PRIOR DEFECTIVE CONVEYANCE.]**

****** This corrective deed is given to validate and ratify the earlier conveyance from the Grantor herein to the Grantee herein, recorded in Book -----, Page ----- in the -----County Registry, and is being signed by [Individuals who are last officers, shareholders/members/managers/partners ... of entity -----], which was [voluntarily liquidated? Or administratively dissolved] in the office of the North Carolina Secretary of State on ----- [date]. The deed herein is consistent with their liquidation and dissolution hereinbefore stated. ******

******This conveyance is subject to the Deed of Trust given by Grantees herein in favor of _____ [beneficiary] recorded in Book ____, Page ____, _____ County Registry, and this conveyance is also subject to any subsequent matters incurred by Grantees herein or the liens of which attached to the property subsequent or due to the conveyance to them on _____[original deed date] which may affect title to the property described herein. ******