

**Powers of Attorney**

- 1) General Provisions = Ch. 32C (but see Ch. 32A)
- 2) When recorded in another NC county = 47-28

**Estates**

- 1) Administration of Decedents' Estates = Ch. 28A
  - a. Estates of Absentees in Military Service = Ch. 28B
  - b. Estates of Missing Persons = Ch. 28C
- 2) Seller dies under contract – PR to complete sale = 28A-17-9
- 3) Sale, lease, or mortgage of real property = 28A-17-12
- 4) Notice to creditors (without estate administration) = 28A-29-1
- 5) Ancillary proceedings (in NC and out-of-state) = 28A-2A-13 and Article 26
- 6) Intestacy = Ch. 29
  - a. Surviving spouse election (life interest in lieu) = 29-30
- 7) Renunciation = Ch. 31B

**Incompetency & Guardianship**

- 1) General Provisions = Ch. 35A
  - a. Article 15 = Entireties
- 2) Ancillary Guardian (out of state appointment of guardian, but property in NC) = 35A-1280

**Spouses**

- 1) Contracts between husband & wife and releases = 52-10
- 2) Waiver of rights = 30-3.6
- 3) Conveyances between husband & wife = 39-13.3
- 4) Tenancy by the entireties trusts in real property = 39-13.7

## **Corporations**

- 1) General Provisions = Ch. 55
  - a. Nonprofits = Ch. 55A
  - b. Professional = Ch. 55B
- 2) Directive to elect officers = 55-2-05
- 3) Directive to elect bylaws = 55-2-06
- 4) Corp. Officers who can sign without resolution = 47-18.3
- 5) Dissolution = 55-14

## **Limited Liability Companies**

- 1) General Provisions = Ch. 57D
- 2) Operating agreements = 57D-1-03(23)
- 3) Reliance of NC Secretary of State filings = 57D-2-30(d)
- 4) Winding up = 57D-6

## **Deeds of Trust/Security Instruments**

- 1) Automatic lien expiration = 45-36.24
- 2) Automatic release from ancillary docs = 45-42.3
- 3) Omission of trustee = 45-10(6)
- 4) Trustee not required to sign release, etc. = 45-45.3
- 5) Requirement to record satisfaction/release = 45-36.9
- 6) Affidavit of satisfaction – notification to secured creditor = 45-36.14-19
- 7) Satisfaction of record = 45-37
- 8) Rescission of deed of trust = 45-36.6

## **Notaries**

- 1) General Provisions = Ch. 10B
- 2) Notarial certificates in general = 10B-40-43
- 3) Validation of certain notarial acts = 10B-65; 66; 71; 72
- 4) Erroneous Commission expiration date = 10B-67
- 5) Technical defects cured = 10B-68
- 6) Foreign Notary = 47-2 & 10B-22

## **Corrective Affidavits**

- 1) Notary Corrective = 47-36.1(c)
- 2) Minor or Typographical Error = 47-36.1(a)

## **Recording/Register of Deeds**

- 1) Curatives = Ch. 47, Article 4
- 2) Excise/Tax stamps = 105-228.37(e)

## **Tax Foreclosures**

- 1) General Provisions = Ch. 105, Article 26
- 2) Time for contesting validity = 105-377
- 3) Judicial = 105-374
- 4) In Rem = 105-375

## **Roads**

- 1) Neighborhood Roads = Ch. 136, Art. 4
- 2) Road Abandonment = 136-96
- 3) Miscellaneous provisions = Ch. 136, Art. 7

## **Miscellaneous**

- 1) Tax proration for real estate closings = 39-60
- 2) HOA liens = 47F-3-116
- 3) Payment to Clerk for Judgment = 1-239
- 4) Construction of conveyances to or by trusts = 39.67
- 5) Ancient Mineral Rights = 1-42.9
- 6) Elimination of seal = 39-6.5
- 7) Business Trusts = Article 8

## **Chapters**

- 1) Planned Unit Development = Ch. 47F
- 2) Condominium Act = Ch. 47C
- 3) Partition = Ch. 46
- 4) Conveyances = Ch. 39
- 5) Partnerships = Ch. 59