SESSION 1991

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SENATE BILL 817 Second Edition Engrossed 5/8/91 House Committee Substitute Favorable 6/24/91

Short Title: Protect Bona Fide Purchasers.

Sponsors:

Referred to:

April 24, 1991

1	A BILL TO BE ENTITLED
2 3	AN ACT TO PROTECT BONA FIDE PURCHASERS FOR VALUE OF REAL PROPERTY AGAINST JUDGMENTS FOR WHICH THE STATUTE OF
4	LIMITATIONS IS SUSPENDED FOR THE PERIOD OF EXEMPTION BY
5	REQUIRING THE ORDER DESIGNATING EXEMPT PROPERTY TO BE
6	FILED IN THE REGISTER OF DEEDS OFFICE.
7	The General Assembly of North Carolina enacts:
8	Section 1. G.S. 1C-1603(c) reads as rewritten:
9	"(c) Statement by the Debtor. – When proceedings are instituted, the debtor must
10	file with the court a schedule of:
11	(1) His assets, including their location;
12	(2) His debts and the names and addresses of his creditors;
13	(3) The property which he desires designated as exempt.
14	The form for the statement must be substantially as follows:
15	NORTH CAROLINA IN THE GENERAL COURT
16	COUNTY OF JUSTICE DISTRICT
17	COURT DIVISION
18	CvD
19	Judgment Creditor)SCHEDULE OF DEBTOR'S
20) PROPERTY
21	vs.) AND REQUEST TO
22) SET ASIDE EXEMPT

3

(Public)

1	Judgment Debtor) PROPERTY	
2	I,, b	eing duly sworn do depose and say:	
3	(fill in your name)		
4	1. That I am a citize	en and resident of Coun	ty, North Carolina;
5	2. That I was born of	on;	
6		(date of birth)	
7	3. That I am (marrie	ed to)	
8		(spouse's name)	
9	·····;		
10	(not married)		
11		g persons live in my household and are in	substantial need of my
12	support:		2
13	NAME	RELATIONSHIP TO DEBTOR	AGE
14			
15			
16		·····	
17			
18	(Use additional space, a		
19	× • •	m purchasing) (I rent) (choose one; mark	out the other choices) a
20	· · · · · · · · · · · · · · · · · · ·	tment) (choose one; mark out the oth	· · · · · · · · · · · · · · · · · · ·
21			,
22	which is my residence.		
23	(address, city, zip code		
24		o not) own any other real property. If	other real property is
25		ty on the following lines; if no other real p	
26	'not applicable' on the		
27			
28			
29			
30			
31	7 That the followi	ng persons are, so far as I am able to te	ll all of the persons or
32	companies to whom I c	• •	ii, uii or the persons or
33	companies to whom re	we money.	
34			
35			
36			
37			
38	8 That I wish to al	aim my interest in the following real or	nargonal proparty that I
		aim my interest in the following real or j	
39 40		y dependent uses as a residence. I also w	•
40		l plots for myself or my dependents. I up	-
41		residence and burial plots may not exceed	
42		o this exemption if I take the homestead	
43	the Constitution of Noi	rth Carolina in other property. I understan	a that II I wish to claim

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GENERAL ASSEMBLY OF NORTH CAROLINA

1	more than one parcel exempt I must attach additional pages setting forth the following
2	information for each parcel claimed exempt.
3	Address
4	Names of Owners of Record
5	Estimated Value
6	Amount of Liens
7	Amount of Debtor's Interest
8	Property Location:
9	County Township
10	Street Address
11	Legal Description:
12	Number by which county tax assessor identifies property
13	Description (Attach a copy of your deed or other instrument of conveyance that
14	describes the property and indicate here: or describe the
15	property in as much detail as possible.
16	Attach additional sheets if necessary.)
17	
18	<u></u>
19	<u></u>
20	<u></u>
21	Record Owner(s)
22	
23	Estimated Value:
24	Lienholders:
25	Balance
26	Address
27	(2) Name Current Balance
28	Address
29	(3) Name Current Balance
30	Address
31	(4) If others, attach additional pages.
32	9. That I wish to claim the following life insurance policies whose sole beneficiaries
33	are (my wife) (my children) (my wife and children) as exempt:
34	Name of InsurerPolicy NumberFace ValueBeneficiary(ies)
35	
36	
37	
38	
39	10. That I wish to claim the following items of health care aid necessary for (myself)
40	(my dependents) to work or sustain health:
41	Item Purpose Person using item
42	
43	
44	

1 11. That I wish to claim the following implements, professional books, or tools (not 2 to exceed \$500), of my trade or the trade of my dependent. I understand that such 3 property purchased within 90 days of this proceeding is not exempt: **Estimated Value** 4 Item 5 6 7 8 12. That I wish to claim the following personal property consisting of household 9 furnishings, household goods, wearing apparel, appliances, books, animals, crops or 10 musical instruments as exempt from the claims of my creditors. I affirm, that these items of personal property are held primarily for my personal, family or household use 11 12 or for such use by my dependents. 13 I understand that I am entitled to personal property worth the sum of \$2,500. I 14 understand that I am also entitled to \$500 for each person dependent on me for support, 15 but not to exceed \$2,000 for dependents. I further understand that I am entitled to this 16 amount after deduction from the value of the property the amount of any valid lien or 17 purchase money security interest and that property purchased within 90 days of this 18 proceeding is not exempt. Item (or class) 19 Amount of Lien Location Estimated 20 of Property or Security Value of 21 Interest Debtor's Interest 22 23 24 25 13. That I wish to claim my interest in the following motor vehicle as exempt from the claims of my creditors. I understand that I am entitled to my interest in a motor 26 27 vehicle worth the sum of \$1,000 after deduction of the amount of any valid liens or purchase money security interest. I understand that a motor vehicle purchased within 90 28 29 days of this proceeding is not exempt. 30 Make and Year Name(s) of Name(s) of Estimated Model of Lien Holder(s) 31 Title Owner Value of 32 Motor Vehicle of Record of Record Debtor's 33 Interest 34 35 14. That I wish to claim as exempt the following compensation which I received for the personal injury of myself or a person upon whom I was dependent for support or 36 compensation which I received for the death of a person upon whom I was dependent 37 38 for support. I understand that this compensation is not exempt from claims for funeral, 39 legal, medical, dental, hospital or health care charges related to the accident or injury which resulted in the payment of the compensation to me. 40 amount of compensation 41 (a) 42 (b) method of payment: lump sum or installments (If installments, state amount, frequency and duration of payments) 43 44

1	(c) name and relationsh	nip to debtor of person(s) injured or k	cilled giving rise to
2	compensation		
3	(d) location of compensation	n if received in lump or installments	
4		_	
5	(e) unpaid debts arising	out of the injury or death giving rise to	o compensation
6	Name and Address	Services Rendered	Amount of Debt
7			••••••
8			
9	15. That I wish to claim	the following property as exempt	because I claimed
10	residential real or personal pro	operty as exempt that is worth less that	in \$2,500 or I made
11	no claim for a residential exem	ption under section (8) above. I und	lerstand that I am
12	entitled to \$2,500 in any prop	erty only if I made no claim under se	ction (8) above and
13		section (8) above, that I am entitled	
14		claimed under section (8). (Example	
15		wed here; claim of \$2,450 under section	
16		section (8), no claim allowed here.) I	
17		inder this section is after the deductio	
18		f any valid lien or purchase money se	
19		ty purchased within 90 days of this	proceeding is not
20	exempt.		
21	Property Location	Amount of Liens	Estimated
22		or Purchase Money	Value of
23		Security Interests	Debtor's
24			Interest
25			
26			
27			
28	PERSONAL PROPERTY:		
29	Property Location	Amount of Liens	<u>Value of</u>
30		or Purchase Money	Debtor's
31		Security Interests	Interest
32	·····	<u></u>	<u></u>
33	<u></u>	<u></u>	<u></u>
34	<u></u>	<u></u>	<u></u>
35	DEAL DRODEDTY (Lunderst	and that if I wigh to aloin more then a	
36		and that if I wish to claim more than o	
37 38		setting forth the following informati	ion for each parcer
	<u>claimed exempt):</u>		
39 40	Property Location	<u>Township</u>	
40 41	<u>County</u> Street Address	- <u>*</u>	
41 42			<u></u>
42	Legal Description:		

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	· ·		•			ent of convey	
	-	uch detail a					
	-	l sheets if n	-				
<u></u>			•••••				
<u></u>			<u>.</u>				
<u></u>	<u></u>		<u></u>				
<u></u>			·····				
<u></u>	<u></u>	<u></u>	·····				
<u></u>	<u></u>						
Record							
<u></u>	•••••	••••••	<u></u>				
<u></u>							
Estimate	d Value:			<u></u>		<u></u>	
Lienhold	ers:						
<u>(1)</u>	Name		Curren	t Balance			<u></u>
	Addre	SS				<u></u>	
<u>(2)</u>	Name		Current	Balance	<u></u>		<u></u>
	Addre	SS				<u></u>	
<u>(3)</u>	Name		Currer	nt Balance			<u></u>
	Addre	SS					. <u></u>
		<u></u>					
<u>(4)</u>	If others	s, attach add	litional page	<u>es.</u>			
	16. Tha	t the follow	ing is a com	nplete listi	ing of all of	my assets wh	ich I have
not claim	ned as exem	pt under an	y of the pred	ceding par	ragraphs:		
	Item Lo	cation Esti	mated value	;			
	This	the		day	of	,	19
	••••••	Judg	gment Debto	or			
Sworn to	and Subsci	ribed before					
me this	day of	, 19					
No	tary Public				My Cor	nmission Expi	res:".
	Sec. 2. G	.S. 1C-1604	reads as re	written:	5	1	

When the property is conveyed to another, the exemption ceases as to liens attaching 1 2 prior to the conveyance. Creation of a security interest in the property does not 3 constitute a conveyance within the meaning of this section, but a transfer in satisfaction of, or for the enforcement of, a security interest is a conveyance. When exempt property 4 is conveyed, the debtor may have other exemptions allotted. The statute of limitation on 5 6 judgments is suspended for the period of exemption, as to the property which is 7 exempt. 8 (a1) The statute of limitations on judgments is suspended for the period of 9 exemption as to the property which is exempt. However, the statute of limitations is not 10 suspended as to the exempt property unless the judgment creditor shall have, prior to that time, recorded a copy of the order designating exempt property in the office of the 11 12 register of deeds in the county where the exempt real property is located. Exempt property which passes by bequest, devise, intestate succession or gift 13 (b)14 to a dependent spouse, child or person to whom the debtor stands in loco parentis, 15 continues to be exempt while held by that person. The exemption is terminated if the 16 spouse remarries, or, with regard to a dependent, when the court determinates that 17 dependency no longer exists." 18 Sec. 3. This act becomes effective October 1, 1991. For one year from 19 October 1, 1991, upon application of either the judgment debtor or judgment creditor, 20 the clerk of superior court may amend any order previously entered for the purpose of 21 more specifically describing exempt property. If the statute of limitations expires on a 22 judgment lien as to exempt property and, but for the provisions of this act, it would not 23 have expired, the statute of limitations is suspended for one year from October 1, 1991, 24 to allow a judgment creditor to file with the register of deeds a copy of an order

25 designating exempt property.