



CHAPTER 43
ARTICLE 5 - ADVERSE CLAIMS AND CORRECTIONS AFTER REGISTRATION

N.C.G.S. § 43-27.

Adverse claim subsequent to registry; affidavit of claim prerequisite to enforcement; limitation.

SOURCE General Statutes of North Carolina, as published by the General Assembly	LAST AMENDMENT IN THIS TEXT s. 2401 — second act in the lineage	RETRIEVED 21 September 2026, 03:34 UTC	SOURCE FINGERPRINT 2e818d1e46481a564a0f24ff - 8c6296d5d9eaa0b59956ee - a190428817d4d76b
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Any person claiming any right, title, or interest in registered land adverse to the registered owner thereof, arising subsequent to the date of the original decree of registration, may, if no other provision is made for registering the same, file with the register of deeds of the county in which such decree was rendered or certificate of title thereon was issued, a verified statement in writing, setting forth fully the right, title, or interest so claimed, how or from whom it was acquired, and a reference to the number, book, and page of the certificate of title of the registered owner, together with a description of the land by metes and bounds, the adverse claimant's place of residence and his post-office address, and, if a nonresident, he shall designate or appoint the said register of deeds to receive all notices directed to or to be served upon such adverse claimant in connection with the claim by him made, and such statement shall be noted and filed by said register of deeds as an adverse claim; but no action or proceeding to enforce such adverse claim shall be maintained unless the same be commenced within six months of the filing of the statement thereof.

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS I
2 ACTS

Amendment lineage

The State prints this history as a single parenthetical at the foot of the section. It is reproduced verbatim in the colophon and unpacked below in order of enactment.

1919	1920
TICK HEIGHT = ACTS IN THAT YEAR	DASHED = RECODIFICATION, NOT AMENDMENT

Nº	YEAR	ACT	CHARACTER
01	1919	c. 236, s. 1	ENACTED
02	C.S.	s. 2401	RECODIFIED

APPARATUS III

Citation

FULL SECTION

N.C. Gen. Stat. § 43-27 (2026).

Pinpoint keys are set in the left margin of the text rather than line numbers: subsection designators are stable across editions and paper sizes, line numbers are not.

COLOPHON

Provenance

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HISTORY PARENTHETICAL, AS PRINTED BY THE STATE
(1919, c. 236, s. 1; C.S., s. 2401.)

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