



CHAPTER 45  
ARTICLE 2C - VALIDATING SECTIONS; LIMITATION OF TIME FOR ATTACKING CERTAIN FORECLOSURES

N.C.G.S. § 45-21.42.

# Validation of deeds where no order or record of confirmation can be found.

| SOURCE                                                                   | LAST AMENDMENT IN THIS TEXT        | RETRIEVED                    | SOURCE FINGERPRINT                                                     |
|--------------------------------------------------------------------------|------------------------------------|------------------------------|------------------------------------------------------------------------|
| General Statutes of North Carolina, as published by the General Assembly | c. 242 — fourth act in the lineage | 21 September 2026, 02:12 UTC | 914ee4f3ecbbd25c7a983ea9 - 00fbf011eb9f52e878db2730 - d6942e4a6e9001bb |

In all cases prior to the first day of March, 1974, where sales of property have been made under the power of sale contained in any deed of trust, mortgage or other instrument conveying property to secure a debt or other obligation, or where such sales have been made pursuant to an order of court in foreclosure proceedings and deeds have been executed by any trustee, mortgagee, commissioner, or person appointed by the court, conveying the property, or security, described therein, and said deed, or other instrument so executed, containing the property described therein, to the highest bidder or purchaser of said sale and such deed, or other instrument, contains recitals to the effect that said sale was reported to the clerk of the superior court, or to the court, and/or such sale was duly confirmed by the clerk of the superior court, or court, then and in that event all such deeds, conveyances, or other instruments, containing such recitals are declared to be lawful, valid and binding upon all parties to the proceedings, or parties named in such deeds of trust, mortgages, or other orders or instruments, and are hereby declared to be effective and valid to pass title for the purpose of transferring title to the purchasers at such sales with the same force and effect as if an order of confirmation had been filed in the office of the clerk of the superior court, or with the court, together with necessary reports and other decrees and to the same effect as if a record had been made in the minutes of the court of such orders, decrees and confirmations, provided that nothing contained in this section shall be construed as applicable to or affecting pending litigation.

END OF SECTION TEXT

APPARATUS FOLLOWS — DERIVED, NOT ENACTED

APPARATUS I  
4 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.

|    | 1945                            |              | 1962                                   |  | 1979 |
|----|---------------------------------|--------------|----------------------------------------|--|------|
|    | TICK HEIGHT = ACTS IN THAT YEAR |              | DASHED = RECODIFICATION, NOT AMENDMENT |  |      |
| Nº | YEAR                            | ACT          | CHARACTER                              |  |      |
| 01 | 1945                            | c. 984       | ENACTED                                |  |      |
| 02 | 1949                            | c. 720, s. 4 | AMENDED                                |  |      |
| 03 | 1957                            | c. 505       | AMENDED                                |  |      |
| 04 | 1979                            | c. 242       | AMENDED                                |  |      |

## APPARATUS III

## Citation

## FULL SECTION

N.C. Gen. Stat. § 45-21.42 (1979).

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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The text of the section is unaltered. Subsection designators have been moved from the run of text into the margin. The amendment history and the table of authorities are derived from the section by mechanical extraction — they add no characterization of the law.

This is not the official text. The official text is published by the General Assembly of North Carolina.

HISTORY PARENTHETICAL, AS PRINTED BY THE STATE  
(1945, c. 984; 1949, c. 720, s. 4; 1957, c. 505; 1979, c. 242.)

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NORTH CAROLINA LAW — STATUTE EXPORT, FORMAT V1

