

Intestate Succession & Title to Real Property

Decedent's Survivors	Title to Decedent's Real Property
No survivors	Title escheats to the State
Spouse only (no children, parents, descendants of deceased children)	All to Spouse
Spouse 1 child	1/2 to Spouse 1/2 to Child
Spouse 1 or more children of deceased child	1/2 Spouse 1/2 shared by all grandchildren
Spouse 2 or more children	1/3 to Spouse 2/3 shared by all children
Spouse 1 or more Children 1 or more descendant of deceased child	1/3 to Spouse 2/3 shared by all surviving children and descendants of deceased children*
Spouse Parent(s) No children or descendants of deceased child	1/2 to Spouse 1/2 to Parent(s)
1 Child or descendants of only one deceased child	All to Child or shared by descendants of deceased child
2 or more children	All to Children
1 or more Child 1 or more descendant of a deceased child	All shared by children and descendants of deceased children.*
Parent(s) Only	All to Parent(s)
Siblings Only	All to Siblings
No Spouse, No Children, No Descendants of deceased children, No Parents, No Siblings	1/2 to Paternal Grandparents (if deceased, to paternal uncles and aunts or their lineal descendants)* 1/2 to Maternal Grandparents (if deceased, to maternal uncles and aunts or their lineal descendants)*

This chart is a summary of NCGS 29-14 and 29-15.

*NCGS 29-16 provides for the distribution of the total share among the different classes of heirs.