

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jul 02 12:57 PM NC Rev Stamp: \$ 1800.00  
Book: 8457 Page: 975 Fee: \$ 26.00  
Instrument Number: 2018022799  
DEED

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Prepared by: Beemer, Hadler & Willett, P.A. (without benefit of title exam) Return to: Grantee	Excise Tax: \$1800.00 Parcel ID Number: 160403
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**THIS DEED** made this 2nd day of July, 2018 by and between

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**GRANTOR**

JEFFREY A. MONSEIN and spouse, JANICE A. MONSEIN  
4417 Turnberry Circle  
Durham, NC 27712

If checked, the property includes the primary residence of at least one of the Grantors. *(NC GS § 105-317.2)*

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**GRANTEE**

ALNC PROPERTIES, LLC  
1335 Hamlin Road  
Durham, NC 27704

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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Durham, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2243, Page 514, Durham County Registry.

A plat showing the property is recorded at Plat Book 138, Page 219, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2018 taxes, easements, conditions and restrictions of record, if any.

**IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.**

**SIGNATURE AND NOTARY PAGES TO FOLLOW**

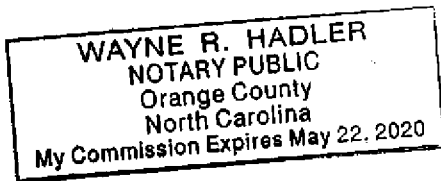
Jeffrey A. Monsein (SEAL)  
Jeffrey A. Monsein

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jeffrey A. Monsein, Grantor.

Witness my hand and official stamp or seal, this the 2<sup>nd</sup> day of July, 2018.



Wayne R. Hadler  
Notary Public  
My Commission Expires:

Janice A. Monsein (SEAL)  
Janice A. Monsein  
by her attorney-in-fact Jeffrey A. Monsein  
By Her A-I-F Jeffrey A. Monsein

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, a Notary Public for the County of Orange, State of North Carolina, do hereby certify that Jeffrey A. Monsein, as attorney-in-fact for Janice A. Monsein, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing instrument for and in behalf of Janice A. Monsein, and that his authority to execute and acknowledge said instrument as attorney in fact is contained in an instrument duly executed, acknowledged and recorded in the office of the Durham County, North Carolina, Register of Deeds at Book 2098, Page 543, on the 6th day of July, 1995, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Jeffrey A. Monsein acknowledged the due execution of the foregoing instrument for the purposes therein expressed for and in behalf of the said Janice A. Monsein.

Witness my hand and official seal this 2nd day of July, 2018.



Wayne R. Hadler  
Notary Public  
My Commission Expires:

EXHIBIT "A"

Tract: 1335 Hamlin Road

BEING all of Tract #1335, on plat of survey entitled, "25' Additional Right of Way Dedication, Property of Jeffrey A. Monsein and wife, Janice A. Monsein, as recorded in Deed Book 2243, Page 514", recorded in Plat Book 138, Page 219, Durham County Registry. See also, Deed Book 2243, Page 514, Durham County Registry.

LESS AND EXCEPT, that parcel or tract of land described as Tract # 2 in Quitclaim Deed between Jeffrey A. Monsein and wife, Janice A. Monsein and Mitsubishi Semiconductor America, Inc. recorded in Deed Book 2474, Page 769, Durham County Registry.

Parcel Id. No.: 160403