

Register of Deeds
Sharon A. Davis
Durham County, NC

01/18/2024 10:35:58AM

BT: OPR B: 10039 P: 799 Pages: 3

DEED - DEED

Fee: \$736.00 Excise Tax: \$710.00

INSTRUMENT #2024084622

April Carrington

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$710.00
Parcel ID:	128550
Mail/Box to:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Prepared by:	Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707
Brief description for the index:	BELVINDALE/BLK:19/LT#03 DBA/WNDOW DESIGNS INC PL:00005B-000112

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16 day of January, 20 24, by and between:

GRANTOR	GRANTEE
L&D Monsein Investments L.L.C, a North Carolina Limited Liability Company 4 Teahouse Court Durham, NC 27707	Sherman Properties LLC 3213 N Roxboro Street Durham, NC 27704

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 3 in Block 19 of the Belvindale Property, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 5B, at Page 112, to which plat reference is hereby made for a more particular description of same. Plat Book 5B has also been known as Plat Book 5.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5920 Page 783.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 5 Page 112.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

L&D Monsein Investments L.L.C
Entity Name

Name:

By: Lee M Monsein
Name: Lee M. Monsein
Title: Managing Member

Name:

By: _____

Name:

Name:
Title:

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NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

State of North Carolina
County of Durham

(Official/Notarial Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that Lee M. Monsein personally came before me this day and acknowledged that he is a Member/Manager of L&D Monsein Investments L.L.C and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Date: 1-16-24

[Signature], Notary Public

Jamesha Q Cannon-Phillips
Notary's Printed or Typed Name

My commission expires: 1-18-2028

