

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Oct 20 03:48 PM NC Rev Stamp: \$ 700.00
Book: 8293 Page: 345 Fee: \$ 26.00
Instrument Number: 2017037174
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 700.00	Recording Time, Book and Page
Parcel Ref. No. 115080,115081&115082	Parcel Identifier No.

Mail after recording to: Grantee:
This instrument was prepared by: William W. Browning, Atty (16-274)

THIS DEED made this 13th day of October, 2017, by and between

GRANTOR

ADRIAN MANSILLA and wife GLADYS MANSILLA
Address: 13466 Hubbard Street, Sylmar, CA 91342

GRANTEE

ALAND CORPORATION
Address: 1737 Hillandale Road, Suite 102, Durham, NC 27705

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 and more particularly described as follows:

PARCEL 1: BEGINNING at a point located at the intersection of the north side of Lakewood Avenue with the east side of South Duke Street; running thence along and with the east side of South Duke Street North 18 deg. 31 min. East 104.3 feet to a point; thence South 63 deg. 31 min. East 69.5 feet to a point; thence North 30 deg. 30 min. east 108.83 feet to a point; thence South 63 deg. 18 min. East 75 feet to a point in the western side of Willard Street; thence along and with the western side of Willard Street South 32 deg. 19 min. West 211.51 feet to a point located in the north side of Lakewood Avenue; thence along and with the north side of Lakewood Avenue North 59 deg. 34 min. West 114.4 feet to the point and place of beginning and being a portion of the property as shown on survey of Property of Howard Shannon prepared by Credle Engineering Company to which plat reference is hereby made for a more particular description, and also the eastern portion of abandoned Willard

submitted electronically by "Browning Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

Street closed pursuant to an Order of the City of Durham, a copy of which is recorded in Book 1009 at page 888, Durham County Registry (see also Plat Book 96, Page 19 and Plat Book 162, Page 113). SAVE and EXCEPT that property described in Book 4464, Page 257 and shown in Plat Book 162, Page 113, Durham County Registry. For further reference see plats recorded in Plat Book 28, Page 47; Book 27, Page 21; Book 20, Page 76 and Book 2, Page 107, Durham County Registry.

PARCEL 2: BEGINNING at a stake in the property line of the easterly side of South Duke Street located at a point North 18 deg. 31' East 104.3 feet from the intersection of the north side of Lakewood Avenue and the easterly side of South Duke Street; running thence along and with the property line on the east side of said South Duke Street North 18 deg. 31' East 70.09 feet to a stake; thence continuing along and with the property line on the east side of said South Duke Street North 5 deg. 06' East 118.7 feet to a stake; thence South 82 deg. 44' East 115 feet to a stake; thence South 26 deg. 28' West 110.2 feet to a stake; thence South 63 deg. 18' East 22 feet to a stake; thence South 30 deg. 30' West 108.83 feet to a stake; thence North 63 deg. 31' West 63.9 feet to a stake, the place and point of beginning, and being the northwestern portion of that property as shown on survey of Property of Howard Shannon prepared by Credle Engineering Company dated ___ to which plat reference is hereby made for a more particular description. For further reference see plats recorded in Plat Book 28, Page 47; Book 27, Page 21; Book 20, Page 76 and Book 2, Page 107, Durham County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5832, at Page 701, County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument. See also plat recorded in Plat Book 198, page 42, Durham County Registry.

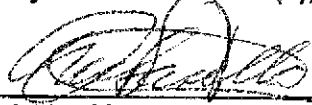
The above described property does does not include the primary residence of the Grantor.

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

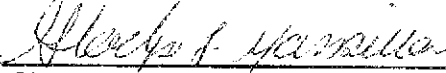
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Adrian Mansilla (SEAL)



Gladys Mansilla (SEAL)

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, hereby 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: ADRIAN MANSILLA, Grantor.

Witness my hand and official stamp or seal, this the _____ day of _____, 2017.

My Commission Expires: _____

Notary Public

See Attached

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, hereby 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: GLADYS MANSILLA, Grantor.

Witness my hand and official stamp or seal, this the _____ day of _____, 2017.

My Commission Expires: _____

Notary Public

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

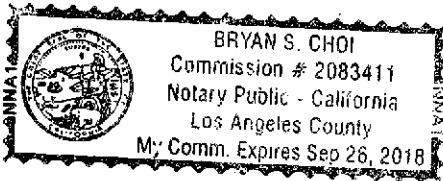
On Oct 17, 2017 before me, Bryan S Choi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Adrian Mansilla
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: N/A

Number of Pages: 3 Signer(s) Other Than Named Above: Glady's Mansilla

Capacity(ies) Claimed by Signer(s)

Signer's Name: Adrian Mansilla

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California)
County of Los Angeles)

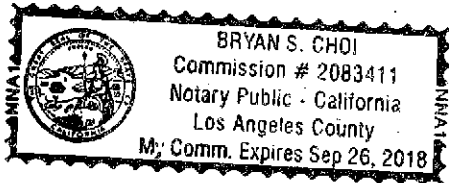
On Oct. 17, 2017 before me, Bryan S Choi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gladys Mansilla
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: General Warranty Deed Document Date: 10 / 17

Number of Pages: 3 Signer(s) Other Than Named Above: Adrian Mansilla

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gladys Mansilla

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____