

2007007454 00068

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$4170.00

PRESENTED & RECORDED:

02-09-2007 09:51 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2729

PG: 400-402

Revenue Stamps \$ 4,170.00

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 19____

Mail after recording to ~~Grantee~~ Lucinda L. Fraley, P.O. Box 198, Salisbury, NC 28145-0198
This instrument was prepared by W. Thurston Debnam, Jr. (wk) (WITHOUT TITLE EXAMINATION)

Brief Description for the index

Holiday Inn Express Clemmons

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 25, 2007, by and between

GRANTOR

GRANTEE

AMAR, INC.
a North Carolina CorporationSHREEJI NC, LLC, a North Carolina
limited liability company6320 Amp Drive
Clemmons, NC 27012-9261

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, Forsyth County Registry.

A map showing the above described property is recorded in Book _____, Page _____, Forsyth County Registry.

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:

- a. Public service utility easements of record and visible easements.
- b. Forsyth County real estate taxes for subsequent years.
- c. Restrictive Covenants of record.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

AMAR, INC.

By: W. Thurston Debnam, Jr.
W. Thurston Debnam, Jr., Vice President

USE BLACK INK ONLY

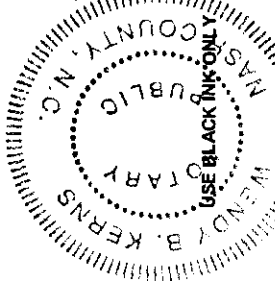
_____(SEAL)
_____(SEAL)
_____(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of ____, ____.
My commission expires: _____ Notary Public

SEAL-STAMP



NORTH CAROLINA Nash County.
I, Wendy B. Kerns, a Notary Public of the County and State aforesaid, certify that W. Thurston Debnam, Jr. personally came before me this day and acknowledged that he is Vice President of Amar, Inc., a North Carolina corporation, and that he, as Vice President, by the authority duly given and as the act of the corporation, the foregoing instrument was voluntarily executed by him on behalf of said corporation. Witness my hand and official stamp or seal, this 25 day of January, 2007.
My commission expires: 9-30-2010 Wendy B. Kerns Notary Public
Wendy B. Kerns Printed Name

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

All that certain lot or parcel of land situated in the Village of Clemmons, Clemmonsville Township, Forsyth County, North Carolina and more particularly described as follows:

THE BEGINNING POINT for this description is an existing iron pin on the north right-of-way ramp of Interstate 40 and the easternmost edge of the remaining property belonging to Winnie D. Potts (DB 437, Pg 57, Forsyth County Registry; known as the Qualify Oil (Shell) lot). From said Beginning Point going thence South $85^{\circ} 09' 55''$ West 42.75 feet along the north property line of Potts (DB 437, Pg. 57) to a new iron pin; thence on a new course North $07^{\circ} 15' 43''$ West 281.92 feet to a new iron pin on the south edge of the right-of-way of Amp Drive, and a new corner for Davis et. al; thence North $82^{\circ} 44' 17''$ East along the southern edge of the right-of-way of Amp Drive (State Road 3512) 239.08 feet to an existing iron pin; thence South $23^{\circ} 10' 40''$ East 171.70 feet along a new line to an existing iron pin on the north edge of the right-of-way of Interstate 40 (DB 1809, Pg 626, Project No. 8.1610402); thence with the northern edge of the right-of-way line of Interstate 40 the following calls and distances: South $46^{\circ} 10' 26''$ West 37.15 feet to a point; thence South $55^{\circ} 48' 50''$ West a chord distance of 103.90 feet to an existing iron pin; thence South $60^{\circ} 11' 25''$ West a chord distance of 124.05 feet to an existing iron pin; thence South $66^{\circ} 32' 45''$ West 6.66 feet to the point of Beginning. Containing 1.477 acres, more or less, per the survey by Julia E. Cherry, RLS, Cherry Land Surveyors, P O Box 1742, Clemmons, NC 27012, on November 29, 1996, and amended January 22, 1997 for Amar, Inc. The same being portions of Tax Lots 83U, 115, 29E and 29M.