

2008012795 00103

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-13-2008 12:19 PM

KAREN GORDON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 2818

PG: 2152-2154



Return ROD Box #114

RIS-N/A CAT

**GENERAL WARRANTY DEED**

Parcel Identifier Number \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 2007  
by.....

Mail after recording to: Grantee

This instrument was prepared by: Charles H. Thibaut, Attorney (Without Benefit of a Title Exam)

Brief description for the index:

THIS DEED made this 8<sup>th</sup> of December, 2003, by and between

GRANTOR	GRANTEE
KINGS INN II, LLC	KESHAV INVESTMENT, INC.  736 E. Mountain St. Kernersville, NC 27284

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

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2196 Page 2223.

A map showing the above described property is recorded in Plat Book N/A Page \_\_\_\_\_.

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 the 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:

The year 2003 and future years ad valorem taxes;  
Restrictive and protective covenants; and  
Utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its managers as an act of the Company, the day and year first above written.

Kings Inn II, LLC  
By: Mukund Shah (SEAL)  
Mukund Shah, Manager

By: MADHUSHAM (SEAL)  
Madhu Shah, Manager

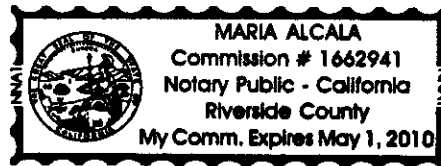
Riverside County  
State Of California

I 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: Mukund Shah and Madhu Shah, Managers of Kings Inn II, LLC

This the 5<sup>th</sup> day of October, 2007

Maria Alcala  
Maria Alcala, Notary Public  
Notary's printed or typed name, Notary Public  
My commission expires: May 01, 2010

(Official Seal)



## EXHIBIT A

BEGINNING at an iron stake in the southern right-of-way line of U. S. Hwy. No. 421, said iron stake being the northwest corner of Roy L. Hendrix and running thence South 11 degs. 11 mins. West 69.25 feet to a concrete monument in the northern right-of-way line of Interstate Hwy. No. 40; thence with the northern right-of-way line of Interstate Hwy. No. 40 the two following courses and distances: North 79 degs. 56 mins. West 452.03 feet to a concrete monument and North 79 degs. 49 mins. West 188.47 feet to an iron stake, said iron stake being the southeast corner of G. P. Swisher; thence along the eastern boundary line of Swisher North 08 degs. 30 mins. East 284.93 feet to an iron stake in the southern right-of-way line of U. S. Hwy. No. 421; thence along the southern right-of-way line of U. S. Hwy. No. 421 the seven following courses and distances: South 58 degs. 50 mins. East 84.39 feet to a nail and cap, South 59 degs. 37 mins. East 100.04 feet to a nail and cap, South 60 degs. 35 mins. East 100 feet to a nail and cap, South 61 degs. 29 mins. East 100 feet to a nail and cap, South 62 degs. 24 mins. East 100 feet to a nail and cap, South 63 degs. 21 mins. East 100 feet to a nail and cap, and South 64 degs. 19 mins. East 100.10 feet to the point and place of BEGINNING. Containing 2.532 acres, more or less, as surveyed and platted by John T. Morgan, C.E. on the 8th day of December, 1966, and surveyed by Franklin Surveying Company on January 2, 1973.

TOGETHER with all fixtures and equipment, including all electrical lighting, heating, and plumbing fixtures; and all appliances for heating, lighting, air conditioning, stoves, ovens, refrigeration units, and carpeting and rugs described as "wall-to-wall," which are now or hereafter may be built into or otherwise affixed to said premises or replacements thereof.