



2014044819 00169

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3600.00

PRESENTED & RECORDED:

12-12-2014 03:10:12 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPT

BK: RE 3208

PG: 4134-4136

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 3,600.00

Parcel Identifier No. 5893-15-0241

Verified by _____ County on the ____ day of

_____, 20____. By _____

Title Insurance issued by:

Mail after recording to: ~~Grantee~~ *MacNeill JR 6743A Fairview Rd Charlotte NC*

This instrument was prepared by: Hugo A. Pearce, III (No title exam by preparer)

ENVELOPE

Brief Description for the index

Holiday Inn Express, Clemmons, NC

THIS DEED made this 12th day of December, 2014, by and between

GRANTOR

SHREEJI NC, LLC

(A North Carolina limited liability company)

6320 Amp Drive
 Clemmons, NC 27012

GRANTEE

SONVADI Inc.

(A North Carolina corporation)

6320 Amp Drive
 Clemmons, NC 27012

Mailing Address:

2507 Gillespie Street

Fayetteville, NC 28306

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 near the **Forsythe** County, North Carolina and more particularly described as follows:

BEING all of that 1.47, more or less, acre tract of land located at 6320 Amp Drive, Clemmons, NC, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed DOES NOT include the primary residence of the Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 2729, Page 400 .

A map showing the above described property is recorded in Book _____, 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 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 herein above described is subject to the following exceptions:

1. Easements, restrictions, conditions and rights-of-way of record;
2. Ad valorem property taxes for the current year, which were prorated at closing and which the Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Shreeji NC, LLC

By: [Signature] (SEAL)
Amit K. Patel, Authorized Manager

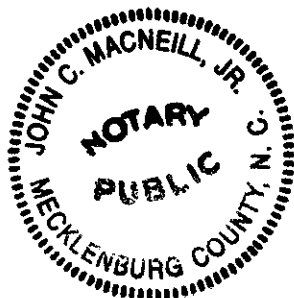
NORTH CAROLINA)

MECKLENBURG COUNTY)

ACKNOWLEDGMENT

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 documents for the purposes stated therein and in the capacity indicated: **Amit K. Patel**

Date: December 12th, 2014



[Signature]
Notary Public's Signature
(AFFIX NOTARIAL SEAL)
North Carolina , Notary Public

My Commission Expires: 9/1/15

EXHIBIT A
LEGAL DESCRIPTION
HOLIDAY INN EXPRESS HOTEL
6320 Amp Drive
Clemmons, NC 27012

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.

Being all of the property conveyed to Shreeji NC, LLC by Deed recorded February 9, 2007 in Book 2729, Page 400 in the Forsyth County Register of Deeds.

Parcel# 5893-15-0241.00