

**2015046023 00086**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$4100.00

PRESENTED & RECORDED
12-04-2015 01:21:14 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3262**PG: 868-870****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4,100.00

Parcel Identifier No. 5893-15-0241.00 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GranteeUpatt Box 177This instrument was prepared by: John C. MacNeill, Jr., 6743 Fairview Road, Charlotte, NC 28210Brief description for the Index: LOT 1.47 acres, more or less - 6320 Amp Dr.,THIS DEED made this 1st day of December, 2015, by and between

GRANTOR

GRANTEE

SONVADI, INC.

JSN & JSK, LLC
 6320 Amp Drive
 Clemmons, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Clemmons, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR DESCRIPTION OF PROPERTY

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3208 page 4134.
 All or a portion of the property herein conveyed X includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat 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, other than the following exceptions:

Restrictions and easements of record, and the lien of 2015 ad valorem taxes.

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

SONVADI, INC. (SEAL)
(Entity Name)
By: Rahul Naik Print/Type Name: _____
Print/Type Name & Title: , Vice President (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL)
By: _____ Print/Type Name: _____
Print/Type Name & Title: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally appeared before me this day and acknowledged the due
execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
RAHUL NAIK personally came before me this day and acknowledged that
he is the Vice President of SONVADI, INC., a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), 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. Witness my hand and Notarial stamp or seal, this 1st day of December, 2015.

My Commission Expires: 9/10/20
(Affix Seal)

John C. MacNeill
Notary Public
Notary's Printed or Typed Name



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