

2018040607 00155
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5540.00
PRESENTED & RECORDED
10/18/2018 04:47:59 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3430
PG: 1687 - 1690

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 5,540.00

Recording Time, Book and Page

Tax Map No. 5893-15-0241.000

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr.

THIS DEED made this 17th day of October, 2018 by and between

GRANTOR

**JSN & JSK, LLC
A SOUTH CAROLINA LIMITED LIABILITY COMPANY**

GRANTEE

**CLEMMONS HOSPITALITY LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

**MAILING ADDRESS:
4-C Oak Branch Drive, Greensboro, NC 27404**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "The Firm at Fisher Park, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3262, Page 868, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page Forsyth County Registry and referenced within this instrument.

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.

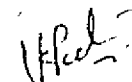
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

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.

JSN & JSK, LLC

By:  (SEAL)
Umesh C. Patel, Managing Member

By:  (SEAL)
Minesh M. Patel, Managing Member

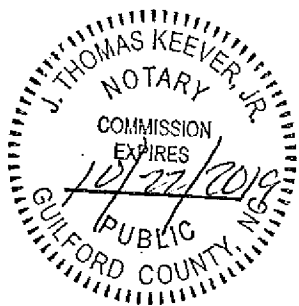
STATE OF North Carolina Guilford COUNTY

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: Umesh C. Patel and Minesh M. Patel, Managing Members of JSN & JSK, LLC, a SC limited liability company, Grantor(s). Witness my hand and official stamp or seal, this the 17th day of October, 2018.

My Commission Expires:

10/22/2019

(Seal)



J. Thomas Kever
Notary Public

Print Notary Name:

J. THOMAS KEVER JR.

Exhibit "A"

BEGINNING at an existing 7/8" iron (having N.C. Grid Coordinates of North 835,036.34, East 1,590,793.36) said iron being on the northern right-of-way ramp of interstate 40, a southern corner of PIN 5893-15-0241, JSN & JSK, LLC property as recorded in Deed Book 3262, Page 868 and the southeastern most corner of PIN 5893-05-8125, Allred Investment Company, LLC as recorded in Deed Book 2766, Page 3009; thence with said Allred Property S. 85° 13' 04" W. 42.76' to an existing 7/8" iron, a corner of said Allred Property and JSN & JSK Property, thence with the western line of said JSN & JSP Property N 07° 13' 47" W 282.14' to an existing 7/16" iron in the southern right of way of Amp Drive; thence with the southern right of way of Amp Drive N. 82° 53' 10" E. 239.19' to a nail, said nail being the northeast corner of said JSN & JSK property and the northwest corner of PIN 5893-15-2351, The Rodney S. Horne Revocable Living Trust Property as recorded in Deed Book 3134, Page 4098; thence with the eastern line of said JSN & JSK property S 23° 12' 01" E. 171.53' to an existing 7/8" iron in the said northern right of way ramp of interstate 40, thence with the said northern right-of-way the four (4) following courses and distances: 1) S. 46° 20' 50" W. 37.32' to an existing monument; thence 2) on a curve to the right (having a radius of 1344.39') a chord bearing and distance of S. 55° 51' 16" W. 103.88' to an existing 1/2" iron; thence 3) on a curve to the right (having a radius of 1344.39') a chord bearing and distance of S. 60° 15' 08" W. 124.09' to an existing 1/2" bent iron; thence S. 66° 25' 53" W 6.65' to the place of BEGINNING containing 1.4825 acres as per Survey prepared by Brady Surveying Company, PA dated March 1, 2017 and being the identical property conveyed to JSN & JSK, LLC by deed recorded in Book 3262, Page 868, Forsyth County Registry.