

2022000863 00109FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$6950.00PRESENTED & RECORDED
01/06/2022 12:59:36 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3667**
PG: 4221 - 4225**SPECIAL WARRANTY DEED**

This instrument prepared by: VINCENT J. NICOLSEN, ESQ., a NC licensed attorney
(Prepared without title search or opinion, express or implied)

After recording, Return to: Spencer & Spencer, PA, P. O. Box 790, Rock Hill, SC 29731

Excise Tax \$ 6,950.00

Parcel # 5893-15-0241.000

Brief Description for Index:

6320 Amp Drive, Clemmons

FORSYTH COUNTY
NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 5th day of January, 2022, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
CLEMMONS HOSPITALITY LLC, a NC limited liability company 14 Oak Branch Drive, Suite A Greensboro NC 27407	iCare Hospitality Clemmons LLC, a NC limited liability company 2004 Solway Lane Charlotte NC 28269

The property is not the primary residence of the Grantor (N.C.G.S. Section 105-317.2).

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

As used in this Deed, the terms “Grantor” and “Grantee” include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neuter as indicated by context.

WITNESSETH, that the Grantor, for a good and valuable consideration, the receipt and sufficiency of which are acknowledged, has granted, bargained, sold, transferred and conveyed and by these presents does grant, bargain, sell, transfer, and convey unto the Grantee in fee simple, all those certain lots, tracts or parcels of land and all improvements and appurtenances thereon and thereto (the “Property”) situated in Clemmons Township, Forsyth County, North Carolina, and more particularly described on attached **Exhibit A**, which is incorporated by reference for a more particular description.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Being the property conveyed to Grantor by deed recorded in Book 3430, Page 1687, in the office of the Register of Deeds of Forsyth County, N.C. (the “Forsyth County Registry”).

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

And the Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions set forth on attached **Exhibit B**, which is incorporated by reference.

The rest of this page is left blank.
Signature and Notary acknowledgement are on the following page.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its Manager as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

CLEMMONS HOSPITALITY LLC,
a North Carolina Limited Liability Company

[SEAL]

By: Muhammad K. Awan
Muhammad K. Awan, Member

STATE OF NORTH CAROLINA

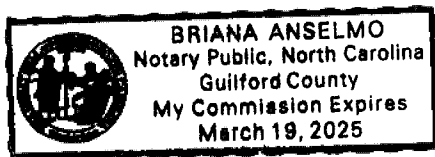
COUNTY OF Guilford
(Place of Acknowledgment)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Muhammad K. Awan** personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him as Manager of **CLEMMONS HOSPITALITY LLC**, a North Carolina limited liability company, for the purposes stated therein.

Witness my hand and official stamp or seal this 5 day of January, 2022.

[SEAL – STAMP]

Briana Anselmo
Notary Public



Briana Anselmo
Printed Name of Notary Public
My commission expires 03/19/2025

[Note: Notary Public must sign exactly as on notary seal]



(NOTARY SEAL MUST BE FULLY LEGIBLE)

EXHIBIT A**PROPERTY DESCRIPTION**

Parcel # 5893-15-0241.000

Property Address: 6320 Amp Drive, Clemmons NC 27012

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.

EXHIBIT B

TITLE EXCEPTIONS

Parcel # 5893-15-0241.000

Property Address: 6320 Amp Drive, Clemmons NC 27012

Title to the Property is specifically subject, without limitation, to the following exceptions:

1. Ad valorem property taxes for calendar years subsequent to 2022.
2. Rights-of-way for streets, roads and sidewalks adjoining the Property.
3. Covenants, conditions, restrictions, easements and rights-of-way of record.
4. Easements, setback lines, encroachments and other matters which would be disclosed by an accurate survey and inspection of the Property.