

**2023004792 00095**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$8300.00

PRESENTED & RECORDED  
02/14/2023 03:20:05 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3740  
PG: 2385 - 2388

**SPECIAL WARRANTY DEED**

This instrument prepared by: Shiry1 R. Ballard, a NC licensed attorney  
(Prepared without title search or opinion, express or implied)

After recording, return to:  
Grantee @ 2051 GORDON HWY AUGUSTA, GA 30909-4458  
Excise Tax \$8,300.00 Parcel #5893-15-0241.000

Brief Description for Index: 6320 Amp Drive, Clemmons, North Carolina

FORSYTH COUNTY )  
NORTH CAROLINA )

**THIS SPECIAL WARRANTY DEED** is made this 14th day of February, 2023, by and between:

**GRANTOR**

iCare Hospitality Clemmons, LLC  
a NC limited liability company  
2004 Solway Lane  
Charlotte, NC 28269

**GRANTEE**

SWARY LLC  
a NC limited liability company  
6320 Amp Drive  
Clemmons, NC 27012

**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.

**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 that certain lot, tract or parcel of land and all improvements and appurtenances thereon and thereto (the “Property”) situated in Clemmonsville 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.

00161856.1

Being the property conveyed to Grantor by deed recorded in Book 3667 at Page 4221, in the Office of the Register of Deeds of Forsyth County, N.C.

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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its Authorized Member 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.

**iCare Clemmons Hospitality, LLC,**  
a North Carolina limited warranty company

[SEAL]

Hemesh Yadav  
By: Hemesh Yadav  
Its: Authorized member

State of <sup>South</sup>~~North~~ Carolina )  
County of York )

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Hemesh Yadav personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him a Authorized Member of iCare Clemmons Hospitality, LLC, a North Carolina limited liability company, for the purposes stated therein.

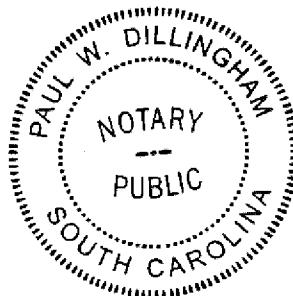
Witness my hand and official stamp or seal this 14 day of February, 2023

Paul W. Dillingham  
Signature of Notary Public

[SEAL]

Paul W. Dillingham  
Printed Name of Notary Public

My Commission expires: 7-31-31



**Exhibit A**

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

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.

Parcel #5893-15-0241.000

Property Address: 6320 Amp Drive, Clemmons NC 27012

**Exhibit B**

**[Permitted Exceptions]**

1. Taxes and assessments for the year 2023 and subsequent years.
2. All zoning ordinances applicable to the Premises.
3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to Property within road ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the title that would be disclosed by a current inspection and accurate and complete land survey of the Property.
4. Right(s) of way to Duke Power Company recorded in Book 841, page 491; Book 1408, page 600; and Book 1453, page 366, Forsyth County Registry.
5. Sight Easement recorded in Book 3315, page 3736, Forsyth County Registry.
6. Easement for Sewer Lines recorded in Book 1391, page 235, Forsyth County Registry.
7. Easement and Use Agreement recorded in Book 1393, page 581, Forsyth County Registry.
8. Deed of Easement to the Village of Clemmons Inc. recorded in Book 1808, page 227, Forsyth County Registry.
9. Service Agreement with Time Warner Cable recorded in Book 1981, page 1609; Book 2291, page 786; and Book 2836, page 1226, Forsyth County Registry.
10. Title to any portion of the Property lying within the right of way of Amp Drive, Forsyth County Registry.
11. Access by way of Interstate 40, a controlled access highway, and ramps servicing Interstate 40.
12. The correctness of the square footage, acreage computation of the Property.