

2023014891 00121

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$4200.00

PRESENTED & RECORDED
05/05/2023 02:46:01 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3752
PG: 2760 - 2763

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$4,200.00**

Recording Time, Book and Page

Mail after recording to:

Parcel Identifier No. 6886-71-1763.000; and
6886-61-8863.000

GRANTEE, 393 S. Swing Rd.
Greensboro, NC 27409

This instrument was prepared by:

McMillan, Psaroudis & Markey, PA
6101 Carnegie Blvd., Ste 310
Charlotte, NC 28209

NO TITLE SEARCH PERFORMED OR REQUESTED OF PREPARER

THIS DEED made this 27th day of April, 2023 by and between

GRANTOR

Keshav Investment Inc., a North Carolina corporation
Mailing Address: 1213 Quail Heights Drive
Kernersville, NC 27284

GRANTEE

HM Hospitality LLC, a North Carolina limited liability company
Mailing Address: 393 S. Swing Rd., Greensboro, NC 27409
Property Address: 734 & 736 E. Mountain Street, Kernersville, NC 27284

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 the City of Kernersville, Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

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 has done nothing to impair such title as Grantor received, and that 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 Exhibit B, attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized manager on the day and year first above written.

Keshav Investment Inc.
a North Carolina corporation

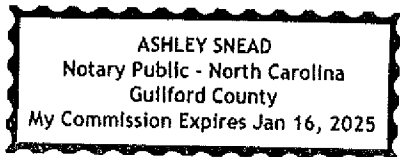
By: Trupal Shah
Trupal Shah, President

STATE OF NC)
COUNTY OF Forsyth) ss:

I, Ashley Snead, a Notary Public do certify that Trupal Shah personally came before me this day and acknowledged that he is the President of Keshav Investment Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by said President.

Witness my hand and official stamp or seal, this the 27 day of April, 2023.

My Commission Expires: 1/16/2025



Ashley Snead
Notary Public

EXHIBIT "A"

734 and 736 E. Mountain Street, Kernersville, NC (2.531 Acres)

Tax Map Parcel ID Nos. 6886-61-8863.000 and 6886-71-1783.000

Being that parcel located in Kernersville Township, Forsyth County, North Carolina and further described as follows:

Beginning at a NIP In the southern right of way of E. Mountain Street; thence leaving said corner along a common line with Fred & Edith Anderson (DB 2001, Page 2770) S 10° 56' 44" W 69.71 feet to an existing concrete monument in the northern right of way of Salem Parkway which encompasses U.S. Highway 421 and N.C. Highway 150 and was previously Interstate Business 40; thence along said right of way of Salem Parkway the following courses and distances: N 79° 56' 00" W for a distance of 452.03 feet to a point; thence N 79° 49' 00" W for a distance of 188.47 feet to a point; thence leaving said point and running along a line with Parks Holdings LLC N 08° 30' 00" E for a distance of 284.93 feet to an existing iron pipe in the southern right of way of E. Mountain Street, thence along said right of way the following courses and distances: S 58° 50' 00" E for a distance of 84.39 feet to a point; thence S 59° 37' 00" E for a distance of 100.04 feet to a point; thence S 60° 35' 00" E for a distance of 100.00 feet to a point; thence S 61° 28' 00" E for a distance of 100.00 feet to a point; thence S 62° 24' 00" E for a distance of 100.00 feet to a point; thence S 63° 21' 00" E for a distance of 100.00 feet to a point; thence S 64° 19' 00" E for a distance of 100.10 feet to a point and place of BEGINNING and containing 2.521 acres as per Survey by Harold A Smith of Harold A Smith Land Surveying dated April 24, 2023. This is the identical property conveyed to Keshav Investment, Inc. in Deed recorded in Book 2818, Page 2152, Forsyth County Registry.

Also see Deed in Book 2443, Page 1575, Forsyth County Registry for further reference.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2023, and subsequent years, not yet due and payable.
2. Rights of way and limited access agreement in Judgment Docket Book 170, Page 144 of the Forsyth County, North Carolina Public Registry.
3. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 601 at Page 31.
4. Easement(s) to Southern Public Utility recorded in Book 204 at Page 63.
5. Hazardous Substances Certificate and Indemnity Agreement in Book 3236, Page 2328.
6. Subordination Non-Disturbance and Attornment Agreement and Estoppel Certificate in Book 3236, Page 2394.
7. Rights of tenants in possession under unrecorded leases.
8. All and any matters of zoning.
9. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record and any related maps, plans, bylaws and other documents and amendments.