2022053350 00157
FORSYTH COUNTY NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
12/01/2022 03:00:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3730
PG: 4028 - 4031

Excise Tax: $0.00 (no taxable consideration)
Tax Parcel Identifier Nos.: 6833-22-0275.000 & 6833-22-0361.000
This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.
Return to: Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem, NC 27114-5008
Mail Tax Bill to 4408 S Main Street, Winston-Salem, NC 27127
Brief description for the index: 2 Tracts, Main Street, Winston-Salem

NORTH CAROLINA SPECIAL WARRANTY DEED
(For Combination)

THIS DEED made this 1st day of December, 2022, by and between

GRANTOR	GRANTEE
Z & S HOSPITALITY, INC., a North Carolina corporation	Z & S HOSPITALITY, INC., a North Carolina corporation
4408 S Main Street Winston-Salem, NC 27127	4408 S Main Street Winston-Salem, NC 27127

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has, and by these presents does, grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land in FORSYTH County, North Carolina, more particularly described as follows (the "Property"):

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See EXHIBIT "A" attached hereto and made a part hereof.

The Property hereinabove described was acquired by Grantor by Deeds recorded in Book 2952, Page 3196, and Book 3193, Page 4233, Forsyth County Registry.

None of the Property herein conveyed includes the primary residence of Grantor.

THE PURPOSE OF THIS DEED IS TO COMBINE THE PARCELS DESCRIBED ON EXHIBIT "A" INTO ONE PARCEL.

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.

Grantor covenants with 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, but no further, other than the exceptions as follows:

A. Ad valorem taxes for the year 2022 and subsequent years; and

B. All easements, rights-of-way and prescriptive rights of record pertaining to any portion(s) of the Property.

[SEPARATE SIGNATURE PAGE ATTACHED]

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

Z & S HOSPITALITY, INC., a North Carolina corporation

By: _____
Zafar Iqbal, President

State of North Carolina - County of Forsyth

I, Julian P. Robb, the undersigned Notary Public in and for Forsyth County and the State of North Carolina, certify that Zafar Iqbal as the President of Z & S Hospitality, Inc., a North Carolina corporation, personally appeared before me this day and acknowledged to me that he signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 1st day of December, 2022.

_____
Julian P. Robb, Notary Public

My Commission Expires: 07/21/2025

JULIAN P. ROBB
Notary Public-North Carolina
Forsyth County
My Commission Expires 7-21-2025

(Affix Seal)

EXHIBIT A
NORTH CAROLINA SPECIAL WARRANTY DEED

TRACT 1

Lying and being located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a point marked by an existing iron pipe in the western right-of-way margin of South Main Street, said iron pipe being also located at the northeast corner of Lot 8, Block C as shown on the map of Hickory Grove Subdivision as per plat thereof recorded in Plat Book 12, Page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said point of beginning running along the western right-of-way margin of South Main Street South 00° 03' 27" East 90.37 feet to a point; thence North 85° 45' 32" West 133.00 feet to a new iron pipe; thence running North 03° 33' 49" East 89.96 feet to a new iron pipe in the southern line of Willie B. Tuttle, now or formerly; thence along the southern line of Willie B. Tuttle, now or formerly, South 85° 50' 00" East 127.79 feet to an existing iron pipe in the western right-of-way margin of South Main Street, the point and place of BEGINNING, as per map of survey thereof prepared by Gupton-Foster Associates, P. A., dated January 11, 1990, and bearing Job No. 5023-89A-2, the same being a portion of Lots 8, 9 and 10 of Block C of the said Hickory Grove Subdivision.

The above-described property being the same property described in the deed recorded in Book 3193, Page 4233, Forsyth County Registry.

TRACT 2

BEGINNING at an iron stake located in the west right of way of South Main Steet, said iron also being 20 feet east of the new right of way line of South Main Street; said iron stake is also located at the northeast corner of Lot 8, Block C as shown on the map of Hickory Grove, recorded in Plat Book 12, Page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the north line of that tract conveyed to Z & S Hospitality, Inc. by deed recorded in Book 2749, Page 2011 in the Office of the Register of Deeds of Forsyth County, North Carolina, North 85 deg. 50' 00" West 127.79 feet to a stake located at the northwest corner of the Z & S Hospitality tract; running thence North 03 deg. 33' 49" West 30 feet to the northern line of Lot 7; running thence with the north line of Lot 7 South 85 deg. 50' 00" East approximately 127 feet to the northeast corner of Lot 7; running thence with the old west right of way of South Main Street and the east line of Lot 7 South 00 deg. 03' 27" east to the POINT AND PLACE OF BEGINNING, AND BEING AN EASTERN PORTION OF LOT 7, BLOCK C of HICKORY GROVE.

The above-described property being the same property described in the deed recorded in Book 2952, Page 3196, Forsyth County Registry.