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FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$8150.00

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SPECIAL WARRANTY DEED

This instrument prepared by: ROD O'DONOGHUE, JR., ESQ.
PINNA, JOHNSTON & BURWELL, P.A.
(Prepared without title search or opinion, express or implied)

After recording, return to: Bobby D. Hinson, Esq.
Kirk Palmer & Thigpen, P.A.
1300 Baxter Street, Suite 300
Charlotte, NC 28204

Excise Tax \$ 8,150.00

PIN: 9799-24-5697 *LKB*

Brief Description for Index: 1312 N. Fordham Blvd., Chapel Hill, NC 27514

ORANGE COUNTY
NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 12th day of January, 2018, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>M&H HOSPITALITY, L.L.C., a North Carolina limited liability company</p> <p>1289 Fordham Blvd., Suite 339 Chapel Hill, NC 27514</p>	<p>RRPIV FORDHAM CHAPEL HILL LP, a North Carolina limited partnership</p> <p>4801 PGA Boulevard Palm Beach Gardens, FL 33418</p>

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

Submitted electronically by "First American-Charlotte NCS"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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 the City of Chapel Hill, Chapel Hill Township, Orange 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 all of the property conveyed to Grantor by deed recorded in Book 2440, Page 179, in the office of the Register of Deeds of Orange 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. Title to the Property is specifically subject, without limitation, to the exceptions set forth on attached **Exhibit B**, which are incorporated by reference.

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



IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, adopting as his 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.

M&H HOSPITALITY, L.L.C., [SEAL]
a North Carolina Limited Liability Company

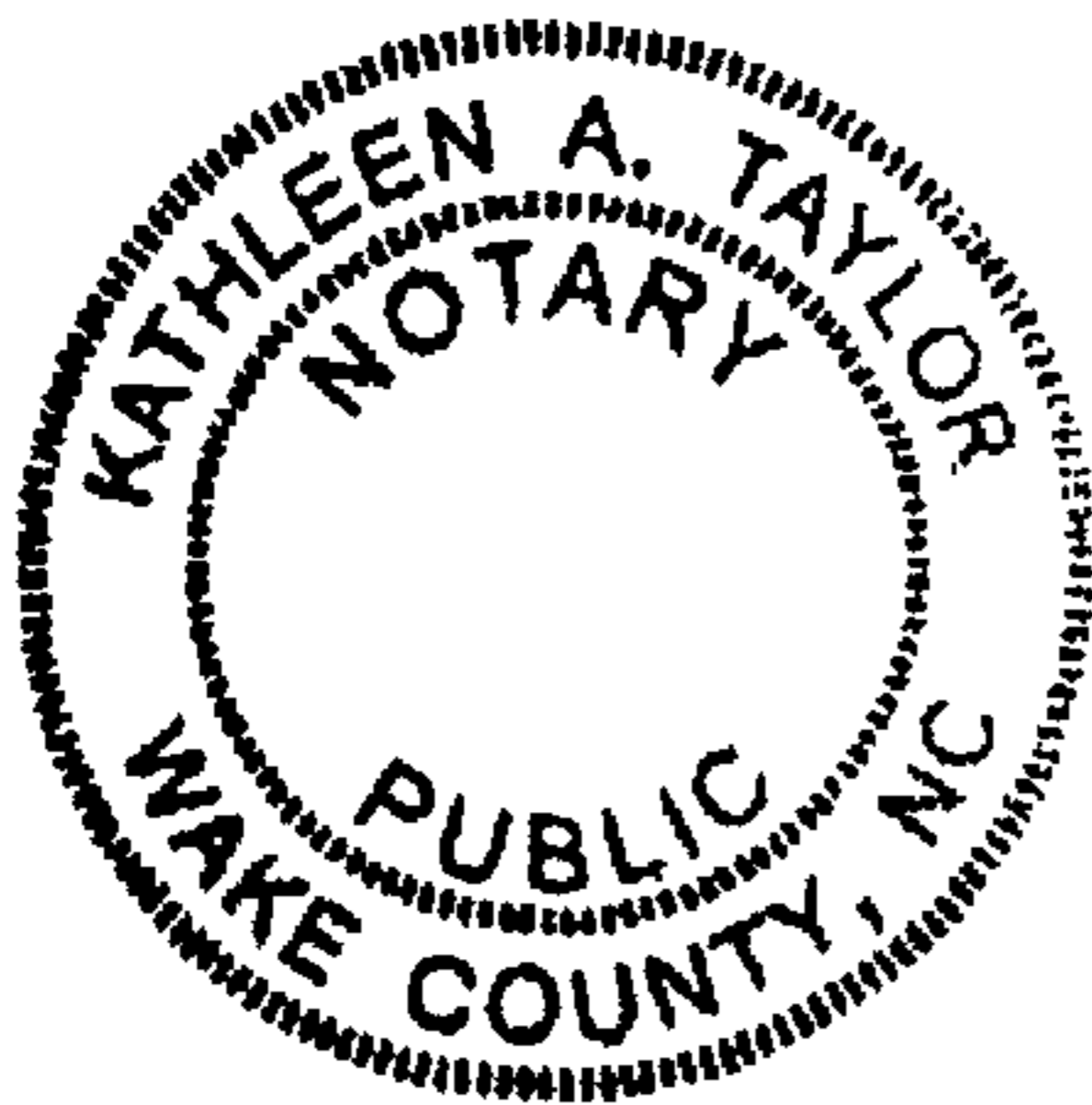
By: [Signature]
Name: Madhusudan A. Amin
Title: Manager

COUNTY OF Wake;
STATE OF NORTH CAROLINA:
(Place of Acknowledgement)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Madhusudan A. Amin personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him/her as Manager of M&H HOSPITALITY, L.L.C., a North Carolina limited liability company, for the purposes stated therein.

Witness my hand and official stamp or seal this 10th day of January, 2018.

[SEAL - STAMP]



[Signature]
Notary Public
Kathleen A. Taylor
Printed Name of Notary Public
My commission expires JUNE 27, 2022

[Note: Notary Public must sign exactly as on notary seal]
(NOTARY SEAL MUST BE FULLY LEGIBLE)

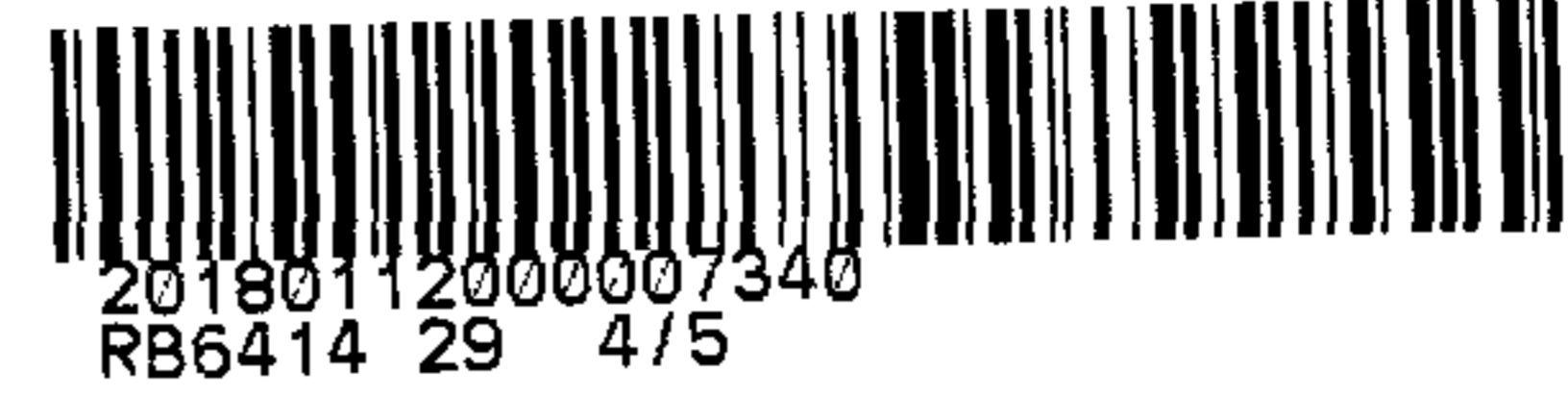


EXHIBIT A

PROPERTY DESCRIPTION

PIN 9799-24-5697

Address: 1312 N. Fordham Blvd., Chapel Hill, NC 27514

That certain tract or parcel of land situated, lying and being on the west side of U.S. 15-501 By-Pass in the Town of Chapel Hill and being more particularly described as follows:

BEGINNING at a spike in the western right-of-way of U.S. 15-501 By-Pass, the southeastern corner of property now or formerly owned by Mari Akakis Enterprises, Inc., running thence along the western right-of-way of U.S. 15-501 By-Pass South $08^{\circ} 41'$ West 269.10 feet to an iron; running thence South $73^{\circ} 42' 08''$ West 374 feet to a point; running thence North $00^{\circ} 06' 49''$ East 164.20 feet to a point on Booker Creek; running thence North $01^{\circ} 02' 07''$ East 267.66 feet to a point near Booker Creek; running thence South $81^{\circ} 13' 53''$ East 399.1 feet to an iron the point and place of BEGINNING and being the property of M.A. Amin and V.C. Patel as shown and described on a survey by Freehold Land Surveys, Inc., Registered Land Surveyors, dated August 13, 1982 and updated July 25, 1984, and being all of that property as conveyed to M&H Hospitality, L.L.C. by deed recorded in Book 2440, Page 179, in the office of the Register of Deeds of Orange County, N.C. (see also deed to M.A. Amin recorded in Book 479, Page 254, in the office of the Register of Deeds of Orange County, N.C.).

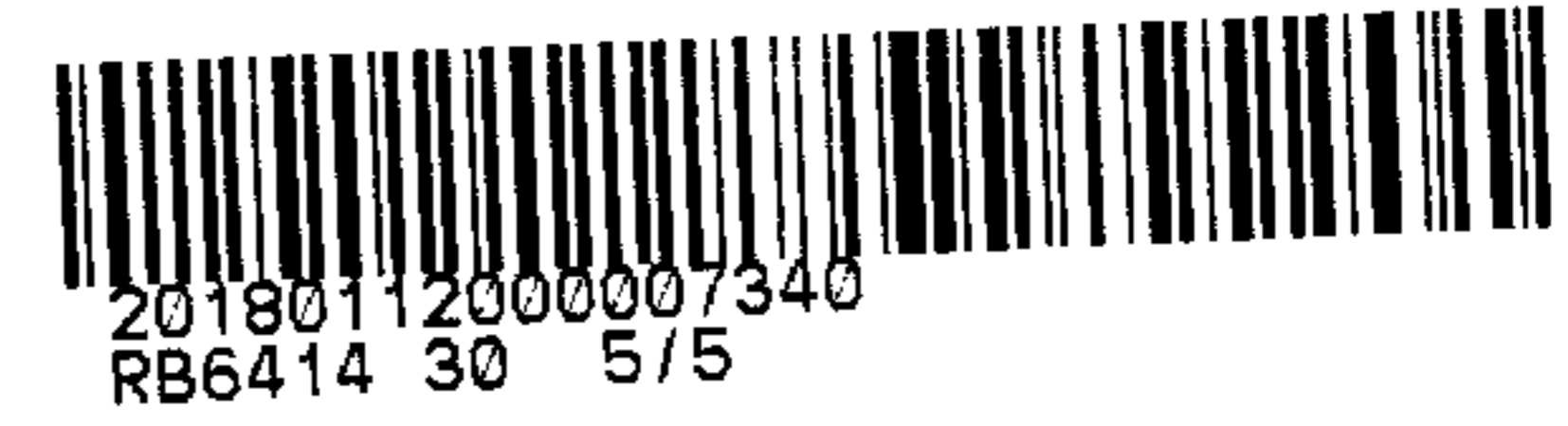


EXHIBIT B
EXCEPTIONS

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

1. Ad valorem real property taxes for calendar year 2018 and subsequent years;
2. Special Use Permit recorded in Book 1586, Page 28, in the office of the Register of Deeds of Orange County, N.C.; and
3. The following matters as shown on that certain unrecorded survey dated August 30, 2016, last revised September 1, 2016, prepared by Eric M. Manturuk, PLS: (a) storm drain line with catch basins and manholes; (b) overhead electric line with light poles; (c) landscape easement (DB 4000, Page 256); 50' Storm Easement (PB 57, Page 43).