

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Jan 21 02:50 PM NC Rev Stamp: \$ 10523.00  
Book: 7860 Page: 728 Fee: \$ 26.00  
Instrument Number: 2016001960  
DEED

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax: 10,523.00

Recording Time, Book and Page  
Parcel Identifier No. 0812-08-99-1895

Mail after recording to:

GRANTEE

This instrument was prepared by:

McMillan, Psaroudis & Markey, PA

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THIS DEED made this 21 day of January, 2016 by and between

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**GRANTOR**

VISION THREE HOSPITALITY, LLC., a North Carolina Limited Liability Company  
Mailing Address: 126 Montibello Drive, Mooresville, NC 28117

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**GRANTEE**

RUXMAYA, INC. a North Carolina Corporation  
Mailing Address: 6800 Linkside Court, Charlotte, NC 28277

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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 Durham, Durham County, North

Submitted electronically by "McMillan Psaroudis & Markey, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

Carolina, and more particularly described on Exhibit A, attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6505, Page 964.

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 officer on the day and year first above written.

By: *[Signature]*  
Shailendra Bhawnani, Manager

North Carolina )  
 )  
Mecklenburg County )

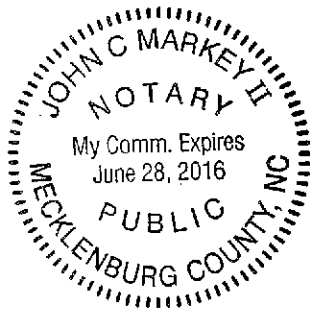
ss:

I certify that Shailendra Bhawnani, personally came before me this day and acknowledged that he is Manager of Vision Three Hospitality, LLC a North Carolina Limited Liability Company, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Manager.

Witness my hand and official stamp or seal, this the 21 day of January, 2016.

My Commission Expires: 6-28-2016

*[Signature]*  
Notary Public  
Print Notary Name: \_\_\_\_\_



## Exhibit A

## Legal description

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

Commencing at an existing iron pipe having North Carolina State Plane Coordinates of  $N(y) = 829,665.306$  and  $E(x) = 2,018,939$  and running thence South 88 degrees 46 minutes 43 seconds East 15.00 feet to a point located in the eastern edge of the right of way of Hillandale Road, said point being the point and place of beginning, thence with the eastern edge of the right of way of Hillandale Road, North 00 degrees 13 minutes 59 seconds East 269.91 feet to a point, located in the property line of the now or formerly Bailey, Webb property; thence with the property line of said Bailey, Webb property, South 89 degrees 05 minutes 33 seconds East 271.36 feet to an iron pipe set, a corner of the now or formerly CCB Trust Co. property; thence with the property line of said CCB Trust Co. property two (2) calls as follows: (1) South 00 degrees 53 minutes 40 seconds West 171.19 feet to an existing iron pipe, and (2) South 08 degrees 46 minutes 36 seconds East 99.21 feet to an existing iron pipe; thence South 01 degrees, 41 minutes 51 seconds West 100.16 feet to an existing iron pipe, a corner of the now or formerly Howard Johnson property; thence with the property line of said Howard Johnson property North 88 degrees 46 minutes 43 seconds West 366.06 feet to the point and place of beginning, containing 1.9027 acres, according to plat entitled "R/W Dedication from the Property of Winston Venture I (a North Carolina general partnership), Durham Township" Durham County, North Carolina" dated June, 1986, prepared by Robert T. Newcomb, III, Registered Land Surveyor and recorded in Plat Book 111, Page 177, Durham County Registry.

Less and Except the permanent right of way granted to the North Carolina Department of Transportation by Deed for Highway Right of Way recorded in Book 4612, Page 256, Durham County Registry.

The above described property being the same as and also described as as follows:

Commencing at an existing iron pipe having North Carolina State Plane Coordinates of  $N(Y) = 829,665.306$  and  $E(X) = 2,018,939$  and running thence South 88 degrees 44 minutes 30 seconds East 21.00 feet to a point located in the eastern edge of the right of way of Hillandale Road, said point being the point and place of beginning, thence with the eastern edge of the right of way of Hillandale Road for two courses to wit: North 01 degrees 40 minutes 32 seconds West 180.08 feet to a point; thence North 00 degrees 14 minutes 01 seconds East 90.04 feet to an iron pin, located in the property line of the now or formerly Bailey, Webb Property; thence with the property line of said Bailey, Webb Property South 89 degrees 05 minutes 31 seconds East 271.36 feet to an iron pipe set, a corner of the now or formerly CCB Trust Co. Property; thence with the property line of said CCB Trust Co. Property two (2) calls as follows: (1) South 01 degrees 00 minutes 27 seconds West 171.19 feet to an iron pipe, and (2) South 88 degrees 35 minutes 24 seconds East 99.21 feet to an iron pipe; thence South 01 degrees 41 minutes 51 seconds West 100.08 feet to an existing iron pipe, a corner of the now or formerly Howard Johnson Property; thence with the property line of said Howard Johnson Property North 88 degrees 44 minutes 30 seconds West 359.72 feet to the Point and Place of Beginning.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.