

1767  
DUPLICATE



Doc No: 30003065  
Recorded: 06/28/2019 10:47:34 AM  
Fee Amt: \$70.00 Page 1 of 23  
Excise Tax: \$41,150.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6617 PG 153 - 175 (23)

*Melby Kump*

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### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$41,150.00

DB

Parcel Identifier No. 9788-26-1416 Verified by Orange County on the \_\_\_ day of \_\_\_\_\_, 2019  
By: \_\_\_\_\_

Return to: Grantee

This instrument was prepared by: William W. Bunch, III, Brown & Bunch, PLLC (without title examination)

Brief description for the Index: 100% Interest in and to The Franklin Hotel, located at 311 West Franklin Street, Chapel Hill, North Carolina 27516

THIS DEED made as of the 27th day of June, 2019 by and between:

#### GRANTOR

#### GRANTEE

Parth Patel, Unmarried,  
a 13.67% undivided interest

GCNC Owner, LLC,  
a Delaware limited liability company

3070 Roberts Avenue  
Lumberton, NC 28358

c/o AJ Capital Partners LLC  
133 North Jefferson St,  
4<sup>th</sup> Floor  
Chicago, Illinois 60661

Durga Investments, LLC,  
a South Carolina limited liability company  
a 17.77% undivided interest

305 Old Wood Drive  
Columbia, SC 29212

Mukesh Patel and spouse,  
Jignasha M. Patel  
a 5.47% undivided interest

248 Overbrook Avenue  
Oakhurst, NJ 07755

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

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