

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 14 03:58 PM
Book: 9589 Page: 782
NC Rev Stamp: \$ 12800.00 Fee: \$ 26.00
Instrument Number: 2022002123
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$12,800.00**

Recording Time, Book and Page

Parcel Identifier No. 124829

Mail after recording to:
Grantee

This instrument was prepared by:
McMillan, Psaroudis & Markey, PA

THIS DEED made this 20th day of December, 2021 by and between

GRANTOR
NETCOM HOSPITALITY LLC
Mailing Address: 113 Wyaston Court, Cary, NC 27519

GRANTEE
SHRI HARI DURHAM, LLC, a North Carolina limited liability company
Mailing Address: 3710 Hillsborough Road, Durham, NC 27705

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

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

in fee simple, all that certain lot or parcel of land situated in the, City of Durham, Durham County, North Carolina, and more particularly described as follows:

See attached Exhibit A Legal Description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5446 Page 673.

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.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

SIGNATURE PAGE TO FOLLOW

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

NETCOM HOSPITALITY LLC
a North Carolina limited liability company

By: 
Prakash Sambath, Manager

State of NC)
Wake County)

ss:

I certify that Prakash Sambath personally came before me this day and acknowledged that he is Manager of NETCOM HOSPITALITY LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in its name by its President.

Witness my hand and official stamp or seal, this the 20th day of December, 2021.

My Commission Expires: 04/20/2022


Notary Public

Print Notary Name: Tucker Phelps

TUCKER PHELPS
Notary Public
Wake Co., North Carolina
My Commission Expires Apr. 20, 2022

EXHIBIT A
LEGAL DESCRIPTION

The Land is described as follows:

BEGINNING at an existing iron pipe, said existing iron pipe having North Carolina Grid Coordinates of N=828270.27 and E=2013 | 15.54; runs thence with the western line of that certain access and utility easement as described in that certain Declaration of Easements recorded in Book 1514, Page 399, Durham County Registry, South 32° 17' 21" East 227.76 feet to an existing iron pipe; runs thence leaving the western line of the aforesaid access and utility easement and running with the northwestern line of that property now or formerly belonging to Cracker Barrel as described in Book 2355, Page 660, Durham County Registry, South 47° 44' 01" West 496.47 feet to a concrete monument located in the northeastern right-of-way line of U.S. Highway 70 (Hillsborough Road) a 100 foot public right-of-way; runs thence with the aforesaid northeastern line of U.S. Highway 70 in a generally northwesterly direction along a curve to the right having a radius of 1839.86 feet, an arc distance of 106.05 feet to an iron pipe set, said curve having a chord bearing and distance of North 38° 33' 21" West 106.04 feet; continues thence with the northeastern right of way line of U.S. Highway 70 in a generally northwesterly direction along a curve to the right having a radius of 1839.86 feet, an arc distance of 120.49 feet to an existing iron pipe, said curve having a chord bearing and distance of North 32° 11' 03" West 120.46 feet; runs thence leaving the northeastern right-of-way line of U.S. Highway 70 and running with a southerly right-of-way line of that property now or formerly belonging to Interstate Durham LLC as described in Book 5049, Page 525, Durham County Registry, North 47° 44' 43" East 507.98 feet to an existing iron pipe, the point and place of beginning, containing 2.606 acres as shown on that plat entitled "ALT N ACSM Land Title Survey Quality Inn prepared for Netcom Hospitality LLC" prepared by Jonathan F. Murphy, Professional Land Surveyor dated December 6, 2006.

TOGETHER WITH and including all right, title and interest in and to those certain storm drainage, access and utility, and sign easements created pursuant to that certain Declaration of Easements filed for record in Book 1514, Page 399, Durham County Registry.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Declaration of Easements recorded in Book 1514, Page(s) 399, Durham County Registry.
3. Easement(s) to Duke Power Company recorded in Book 1536, Page(s) 305, Durham County Registry; and
4. Matters that would be shown by an accurate survey and inspection of the property