

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,200.00

Parcel Identifier No. 0323392 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: Parcel 8 McCrimmon Corners Shopping Center

THIS DEED made this 17th day of January 2020, by and between

GRANTOR

Little Kingdom Pre School LLC
 (a North Carolina limited liability company)
 (a 50% undivided interest)

AND

NCO Management, LLC
 (a North Carolina limited liability company)
 (a 50% undivided interest)

5305 Winding View Lane
Raleigh, NC 27615

GRANTEE

Amardeep Khara, unmarried

4141 Piney Gap Drive
Cary, NC 27519

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 City of Morrisville, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

_____ If checked, this property is the principal residence of the Grantor.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2019 Chatham County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Grantor(s):

Little Kingdom Pre School LLC
(a North Carolina limited liability company)
(a 50% undivided interest)

Arvind K. Mahajan (SEAL)
By: Arvind K. Mahajan, member-manager

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Arvin K. Mahajan personally appeared before me this day and acknowledged that he is the Member/Manager of Little Kingdom Pre School LLC (a North Carolina limited liability company), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 21st day of January, 2020.

My Commission Expires: 06/05/2021

V. Trivedi
Notary Public

(Affix Seal)

**Viral Trivedi
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 06/05/2021**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Grantor(s):

NCO Management, LLC
(a North Carolina limited liability company)
(a 50% undivided interest)

Natasha Jindal (SEAL)

By: Viral K. Jindal member-manager

NATASHA JINDAL

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Natasha Jindal personally appeared before me this day and acknowledged that he is the Member/Manager of NCO Management, LLC (a North Carolina limited liability company), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 21st day of January, 2020.

My Commission Expires: 06/05/2021

(Affix Seal)

Viral K. Jindal
Notary Public

Viral Trivedi
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 06/05/2021

EXHIBIT "A"

BEING all of that certain tract or parcel of land designated as Parcel 8, located in McCrimmon Corners Shopping Center, as shown on plat of survey entitled "Subdivision Plat, McCrimmon Corners, Parcel 1 through 8, Owner: Park South Village, LLC, Cedar Fork Township, Wake County, North Carolina" dated August 12, 2004, prepared by Michael E. Dickerson, Professional Land Surveyor, of Withers & Ravenel and recorded in Book of Maps 2004, Pages 1696, 1697 and 1698, Wake County Registry, to which plat is referenced for a more particular description of same.