

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Oct 19 04:22 PM
Book: 9500 Page: 342
NC Rev Stamp: \$ 12752.00 Fee: \$ 26.00
Instrument Number: 2021053395
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$12,752.00

Parcel Identifier No. 0747.02-65-7963 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Jonathan T. Sizemore,
Adams, Howell, Sizemore, & Adams, PA

Brief description for the Index: metes and bounds

THIS DEED made this 19th day of October, 2021, by and between

GRANTOR	GRANTEE
Shri Hotels, LLC, a North Carolina limited liability company 121 Brookbank Hill Place Cary, NC 27519	SSH of NC, LLC, a North Carolina limited liability company 1045 Montvale Ridge 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 Durham Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8150, Page 477.

All or a portion of the property herein conveyed ___ includes or X does not include the primary 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.


Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, other than the following exceptions: See attached Exhibit B.

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

GRANTOR:

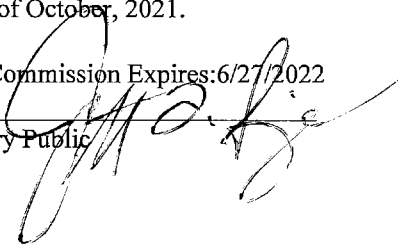
Shri Hotels, LLC, a North Carolina limited liability company

By:  (SEAL)
Name: Akshat Patel
Title: Member Manager

State of NC - County of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Akshat Patel personally came before me this day and acknowledged that he is the Member Manager of Shri Hotels, 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 19 day of October, 2021.

My Commission Expires: 6/27/2022


Notary Public

(Affix Seal)

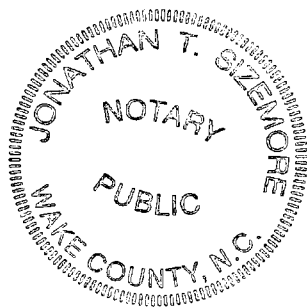


EXHIBIT A

Legal Description

Commencing at an iron pipe found, said iron pipe having N.C. Grid Coordinates of N = 776,086.822 and E = 2,046,561.161, running thence North 86 degrees 54 minutes 11 seconds East 80.23 feet to an iron pipe set in the eastern right of way line of that sixty (60) foot access easement as shown on plat recorded in Plat Book 114, Page 199, Durham County Registry to the Point and Place of Beginning; runs thence from said Beginning point North 86 degrees 54 minutes 11 seconds East 155.20 feet to an iron pipe set; runs thence South 06 degrees 51 minutes 39 seconds East 11.65 feet to an iron pipe set; runs thence North 89 degrees 43 minutes 12 seconds East 52.3 feet to an iron pipe set; runs thence along a curve to the right having a radius of 1492.40 feet, an arc length of 17.92 feet and a chord bearing and distance of South 06 degrees 04 minutes 15 seconds East 17.92 feet to an iron pipe set; runs thence South 07 degrees 44 minutes 28 seconds East 102.09 feet to an iron pipe set; runs thence South 08 degrees 24 minutes 53 seconds East 154.61 feet to an iron pipe set; runs thence South 35 degrees 23 minutes 21 seconds West 35.93 feet to an iron pipe set in the northerly right of way line of Page Road (S.R. 1973) (Variable R/W); runs thence along the northerly right of way line of Page Road (S.R. 1973) South 73 degrees 35 minutes 07 seconds West 135.00 feet to an iron pipe set in the northerly right of way line of Page Road (S.R. 1973); thence leaving said northerly right of way line of Page Road (S.R. 1973) North 56 degrees 08 minutes 47 seconds West 52.01 feet to a right of way monument located in the eastern right of way line of Creekstone Drive, as shown on that plat recorded in Plat Book 114, Page 199, Durham County Registry; runs thence along the eastern right of way line of Creekstone Drive North 16 degrees 47 minutes 59 seconds West 18.90 feet to an iron pipe set in the eastern right of way line of Creekstone Drive; thence continuing with said right of way North 13 degrees 39 minutes 27 seconds West 76.07 feet to an iron pipe, thence leaving the right of way of Creekstone Drive and continuing with the eastern line of that sixty (60) foot access easement as shown on plat recorded in Plat Book 114, Page 199, Durham County Registry North 13 degrees 39 minutes 27 seconds West 17.54 feet to an iron pipe set; thence continuing along the eastern right of way line of said access easement along a curve to the right having a radius of 914.98 feet, an arc length of 206.31 feet and a chord bearing and distance of North 07 degrees 11 minutes 52 seconds West 205.88 feet to the point and place of BEGINNING, and being all of Tract 2, containing 1.553 acres, according to a survey map entitled "Right of Way Acquisition Map for Imperial Center" dated August 31, 1993, and prepared by Kenneth Close, Inc.

Exhibit B
To Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year ~~2021~~ and subsequent years, not yet due and payable.
2. Covenants, conditions, restrictions and easements including City of Durham Annexation Agreement as set forth in instrument recorded in Book 1519, Page 333, Durham County Registry.
3. Easements, setback lines and any other matters shown on plat recorded in Plat Book 114, Page 191 and Plat Book 114, Page 199, Durham County Registry.
4. Easement and Memorandum of Agreement to Time Warner Entertainment-Advance Newhouse Partnership recorded in Book 3489, Page 639, Durham County Registry.
5. Reservation of drainage rights and control of access to North Carolina Department of Transportation as set out in Deed recorded in Book 2202, Page 933, Durham County Registry.
6. Easement(s) in favor of Duke Power Company as recorded in Book 1144, Page 46, Durham County Registry.
7. Right(s) of way including controlled access to Interstate Highway 40 and Page Road and Drainage Easement of undetermined width to State Highway Commission recorded in Book 332, Page 637 and Book 333, Page 550, Durham County Registry.
8. Rights of others, if any, in and to a Non-Exclusive Access and Utility Easement recorded in Book 1389, Page 348, Durham County Registry.
9. Restrictions contained in Deed recorded in Book 3025, Page 289, Durham County Registry.
10. Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of grounds, lack of access, violated building lot lines, or any matters which would be disclosed by an accurate survey and inspection of the land.