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20170113000007520 DEED
Bk:RB6249 Pg:504
01/13/2017 11:13:16 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$12100.00

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$12,100.00

Brief Description for Index: 521 South Greensboro Street PIN: 9778-83-5103 *JK*

Instrument prepared by Thomas R. Holt, Attorney at Law (without benefit of title examination)

Return to : Roberson Haworth & Reese PLLC, PO Box 1550, High Point, NC 27261

THIS DEED is made this 5th day of January, 2017, by and between:

GRANTOR: **Ninigret-NC, LLC**, a North Carolina limited liability company
1700 South 4650 W
Salt Lake City, UT 84104

and

GRANTEE: **Kerala Capital Partners, LLC**, a North Carolina limited liability company
507 N. Lindsay Street
High Point, NC 27262

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.



TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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, except for the following exceptions: ad valorem taxes for 2017 and subsequent years, zoning ordinances affecting the Property, matters that would be disclosed by a current and accurate survey of the Property, and easements, restrictions and rights of way of record.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Ninigret-NC, LLC,
a North Carolina limited liability company

By: The Ninigret Group, L.C.,
a Utah limited liability company, Manager

By: Randolph G. Abood
Randolph G. Abood, Manager
RGA

STATE OF ~~UTAH~~ FLORIDA

COUNTY OF COLLIER

I certify that the Randolph ^{G. Abood} ~~G.~~ Abood, Manager of The Ninigret Group, L.C., a Utah limited liability company, Manager of Ninigret-NC, LLC, a North Carolina limited liability company, personally appeared before me this day and executed the forgoing instrument in his capacity as Manager of The Ninigret Group, L.C., in its capacity as Manager of Ninigret-NC, LLC, with all due authority so to do.

Date: January 5th, 2017

[Signature]
Notary Public

Print Name: ALISTAIR KNOWLES

My commission expires: 04/16/2018

[Official Seal]

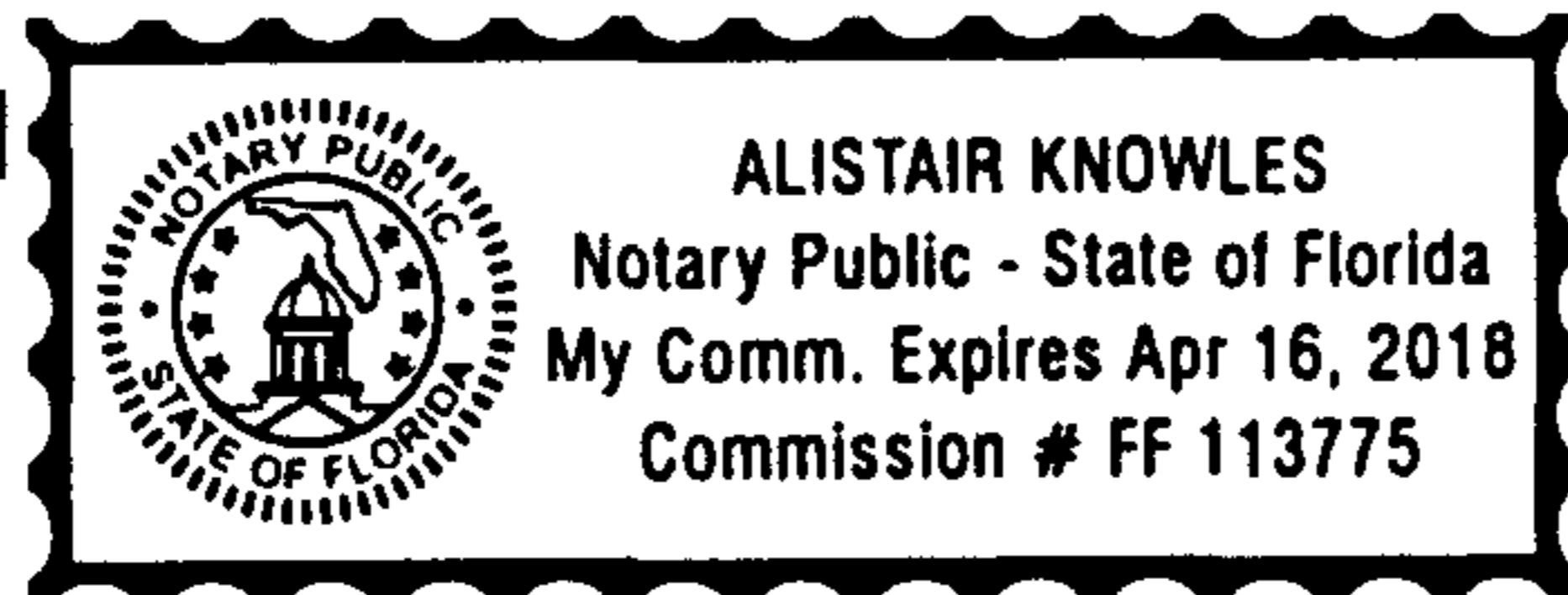




EXHIBIT A

LEGAL DESCRIPTION

BEING all of that 1.184 acre tract, more or less, as shown in Plat Book 74, Page 118, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

PIN: 9778-83-5103