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FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
11/14/2024 11:54:24 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3835
PG: 4327 - 4329

PREPARED BY: Julian P. Robb, Attorney

RETURN TO: Blanco Tackabery & Matamoros PA, 404 N Marshall Street, Winston-Salem, NC
27101

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

RELEASE DEED

THIS RELEASE DEED is made and entered into this 23rd day of September, 2024, by and between SHABBIR AHMED SHAKIR (hereinafter referred to as "Beneficiary"); and Z & S HOSPITALITY, INC., a North Carolina corporation (hereinafter referred to as "Borrower").

WITNESSETH:

THAT, WHEREAS, Borrower previously executed and delivered a certain Deed of Trust (the "Shakir Deed of Trust") dated December 6, 2017 to David F. Tamer, as Trustee for the benefit of Beneficiary, which Shakir Deed of Trust was recorded in **Book 3385, Page 1561**, Forsyth County Registry, relating to certain real property located in Forsyth County, North Carolina, as more particularly described therein (the "Encumbered Tract"); and

WHEREAS, Borrower has requested that Beneficiary release from the lien of the Shakir Deed of Trust so much of the Encumbered Tract as is included in the legal description of the property described on Exhibit "A" attached hereto and incorporated herein by reference, and Beneficiary has agreed to such release.

NOW, THEREFORE, for good and valuable consideration paid by Borrower to Beneficiary, the receipt and sufficiency of which is hereby acknowledged, Beneficiary does hereby remise, release and forever quit claim unto Borrower and Borrower's successors and/or assigns

BT:992280v1

Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

that certain tract or parcel of land situated in Forsyth County, North Carolina, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereunto belonging to the Borrower and Borrower's heirs, successors and assigns, free and discharged from the lien of the Shakir Deed of Trust.

BUT IT IS UNDERSTOOD AND AGREED that this release shall apply only to so much of the Encumbered Tract as is herein expressly described and conveyed, and that the remainder of said Encumbered Tract, if any, shall remain subject to the lien of the Shakir Deed of Trust.

IN WITNESS WHEREOF, Beneficiary has caused this instrument to be duly executed effective for all purposes as of the 23rd day of September, 2024.

BENEFICIARY:

S.A. Shakir (SEAL)
Shabbir Ahmed Shakir

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Alma Delfina Sandoval Arzate, a Notary Public for the County of Randolph and State of North Carolina, do hereby certify that Shabbir Ahmed Shakir, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of September, 2024.

Alma Delfina Sandoval Arzate
Notary Public
Name: Alma Delfina Sandoval Arzate
My Commission Expires: August 16, 2026

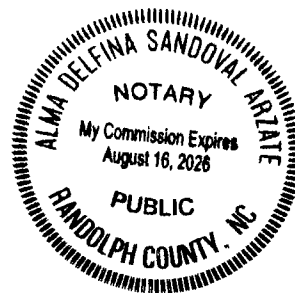


EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the western right-of-way margin of South Main Street, said existing iron pipe marking the northwest corner of the intersection of Rowan Street (formerly Rowan Avenue) and South Main Street (formerly Thomas Road), as shown on the Map of Hickory Grove Subdivision as per plat recorded in Plat Book 12, Page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina; and from said beginning point running thence along the northern right-of-way margin of Rowan Street, North $85^{\circ} 45' 32''$ West 133.00 feet to a new iron pipe; thence running North $03^{\circ} 33' 49''$ East 89.96 feet to a new iron pipe in the southern line now or formerly of Willie B. Tuttle; thence along the southern line now or formerly of Willie B. Tuttle South $85^{\circ} 50' 00''$ East 127.79 feet to an existing iron pipe in the western right-of-way margin of South Main Street; thence running along the western right-of-way margin of South Main Street South $00^{\circ} 03' 27''$ East 90.37 feet to the point and place of **BEGINNING**, as per map of survey thereof prepared by Gupton-Foster Associates, P. A., dated January 11, 1990, and bearing Job No. 5023-89A-2, the same being a portion of Lots 14, 15 and 16 of Block E of the said Hickory Grove Subdivision.