



2018000230 00052
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
01-03-2018 12:30:25 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3385
PG: 1558-1560

Recording: Time, Book and Page

pat 139

Tax Lot No.:

No taxable consideration. New

Parcel Identification Number:

Mail after recording to:

William E. West, Jr., 3000 Bethesda Place, Suite 703,
Winston-Salem, North Carolina 27103

This instrument was prepared by:

William E. West, Jr.

Brief description for the Index:

4408 South Main Street

NO TITLE SEARCH REQUESTED OR PERFORMED

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED is made on the 6 day of December 2017 by Z & S HOSPITALITY, INC. a corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Grantor" and Z & S HOSPITALITY, LLC, a limited liability company organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION paid by Grantee, the receipt and sufficiency of which is acknowledged, has bargained and sold, and by these presents bargains, sells, and conveys to Grantee and its heirs and assigns, in fee simple, all that certain lot and parcel of land lying and being in Forsyth County, North Carolina, together with all easements and appurtenances thereto, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

To have and to hold the described property, and all privileges and appurtenances belonging to the property, to Grantee, Grantee's heirs, and assigns forever.

This property does include the primary residence of the Grantor.

IN WITNESS THEREOF, the above Grantor has caused this instrument to be executed on the date first above written.

Z & S HOSPITALITY, INC.

By: Zafar Iqbal
ZAFAR IQBAL
PRESIDENT

NORTH CAROLINA

FORSYTH COUNTY

I, Julie H. Parks a Notary Public of the County and State aforesaid, certify that ZAFAR IQBAL personally appeared before me this day, who, being by me duly sworn, acknowledged that he is the President of Z & S HOSPITALITY, INC.; that he has authority as the President of Z & S HOSPITALITY, INC. to execute this instrument; and that he executed this instrument pursuant to such authority as the act of the corporation.

Witness my hand and seal, this 6 day of December 2017.

(SEAL)

Julie H. Parks
Notary Public

My Commission Expires: 7/22/2019

Julie H. Parks
Notary Public
Forsyth County, NC
My Commission Expires: July 22, 2019

Monday, December 04, 2017 10:22:21 AM

EXHIBIT A

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.