2021005654 00181
FORSYTH CO. NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/03/2021 04:21:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY
BK: RE 3584
PG: 3264 - 3266

QUITCLAIM DEED

Excise Tax: $0.00 (no taxable consideration)

Mail to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103
This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.
Brief description for the Index: Tract, South Main Street

THIS DEED made this 3rd day of February, 2021, by and between

GRANTOR	GRANTEE
Z & S HOSPITALITY, INC., a North Carolina corporation	MOORES MOBILE MANOR, LLC, a North Carolina limited liability company
3627 Densbury Drive High Point, NC 27260	PO Box 1649 Oakdale, CA 95361-1649

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description _____does __X__ does not include the primary residence of the grantor.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

*** The purpose of this deed is to convey to Grantee the tract erroneously conveyed to Grantor in the deed previously recorded in Book 2749, Page 2011, Forsyth County Registry.**

TO HAVE AND TO HOLD the above-described Property and all privileges and appurtenances thereto belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

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

Z & S HOSPITALITY, INC., a North Carolina corporation

By: Zafar Iqbal (SEAL)
Name: ZAFAR IQBAL
Title: OWNER

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, AYAZ AHMED, a Notary Public of the County of GUILFORD and State of NC, certify that ZAFAR IQBAL, either being personally known to me or proven by satisfactory evidence (said evidence being _____), who is the PRESIDENT of Z & S HOSPITALITY, INC., a North Carolina Corporation, personally appeared before me this day and acknowledged that (s)he is the PRESIDENT of Z & S HOSPITALITY, INC. and that as PRESIDENT, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 3rd day of FEB, 2021.

Notary Public
Name: AYAZ AHMED.
My Commission Expires: APRIL 7th, 2021

AYAZ AHMED
NOTARY
My Commission Expires
April 7, 2021
PUBLIC
GUILFORD COUNTY

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° 45' 32" West 133.00 feet to a new iron pipe; thence running North 03° 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° 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° 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.