SEE ADDENDUM

Doc ID: 012082090005 Type: CRP
Recorded: 12/16/2013 at 01:56:46 PM
Fee Amt: $6,850.00 Page 1 of 5
Revenue Tax: $6,850.00
Rowan, NC
Harry L. Welch Jr. Register of Deeds
BK 1228 PG 844

5
6850.00 ex
HC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $6,850.00

Parcel Identifier No. 331/143 & 078 & 224-0001 Verified by _____ County on the ____ day of_____, 20
By:_____

Mail/Box to:_____

This instrument was prepared by: Ketner & Dees, Attorneys at Law, 121 East Kerr Street, Salisbury, NC 28144

Brief description for the Index: Jake Alexander Blvd.

THIS DEED made this 13 day of December, 2013, by and between

GRANTOR	GRANTEE
NORTH SALISBURY REALTY, LLC **A North Carolina Limited Liability Company** **Mailing Address: 150 Great Neck Road, Suite 304** **Great Neck, NY 11021**	**ROWAN COUNTY, NORTH CAROLINA** **A Body Politic** **Mailing Address: 130 West Innes Street** **Salisbury, NC 28144**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Salisbury, Franklin Township, Rowan County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto for description of property. Said attachment is incorporated herein and made a part of this deed by reference.

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

This instrument prepared by: John W. Dees, II, a licensed North Carolina attorney. Delinquent taxes, if any, will be paid by the closing attorney to the County Tax Administrator from the closing proceeds.

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Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1193 page 645.

A map showing the above described property is recorded in Plat Book _____ page _____.

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.

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:

Subject to any and all restrictions, easements, reservations and utility rights of way of record which pertain to the within described property.

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

North Salisbury Realty, LLC
(Entity Name)

By: _____
Title: Member/Manager

State of New York - County of Nassau

I, the undersigned Notary Public of the County and State aforesaid, certify that Igal Namdar personally came before me this day and acknowledged that _he is the Member/Manager of North Salisbury Realty, 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 13 day of December, 2013.

My Commission Expires: _____

Rose Marie Ambrosio
Notary Public

ROSE MARIE AMBROSIO
Typed or Printed Name of Notary Public

ROSE MARIE AMBROSIO
NOTARY PUBLIC, State of New York
No. 01AM4856316
Qualified in Bronx County
Commission Expires April 28, 2016

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EXHIBIT A

Parcel I:

Commencing at N.C.G.S. Monument "McDonalds" (N. 710.839.0704', E. 1,550,734.3001') and runs thence N 70° 17' 51" W - 216.46' to an existing iron pin, the point of BEGINNING, said iron pin being the northernmost property corner of the Hotel Group of Salisbury, Inc. (McDonalds) (D.B. 1082 Pg. 638), thence five lines with the Hotel Group of Salisbury, Inc. (McDonalds) as follows: (1) S 16° 42' 16" W -149.77' to an existing iron pin, (2) S 28° 43' 03" E - 272.81' to an existing iron pin, (3) S 03° 58' 35" W - 37.73' to an existing P.K. nail, (4) S 17° 29' 01" E -100.45' to an existing iron pin, (5) N 67° 26' 55" E - 64.11' to an existing iron pin in the rear line of Timberlake Properties, LLC (D.B. 879 Pg. 591), thence two lines with Timberlake Properties, LLC as follows: (I) S 17° 24' 36" E - 72.50' to an existing iron pin, (2) N 72° 14' 49" E -178.62' to a new iron pin on the western right of way of Jake Alexander Boulevard West, thence four lines with the western right of way line of Jake Alexander Boulevard West as follows: (1) S 17° 10' 27" - E 85.00' to a new iron pin, (2) S 20° 57' 37" E - 66.12' to a new iron pin; (3) S 16° 36' 56" E - 21.32' to a new iron pin, (4) a curve to the left, said curve having a radius of 5,789.70' and an arc length of 101.38', said curve also having a chord bearing of S 18° 08' 52" E -101.38'. to a new iron pin, said iron pin being the northeastern property corner of Salisbury Commons Office Condominium, thence two lines with Salisbury Commons Office Condominium as follows: (I) S 60° 40' 26" W -187.40' to an existing iron pin, (2) S 17° 25' 45" E - 49.98' to an existing iron pin, thence with the common rear lines of Salisbury Commons Office Condominium and John V. Redden (D.B. 1061 Pg. 298) S 21° 58' 18" E - 245.51' to an existing iron pin in the northern property line of the Frazier Realty Corp. Property (Auto Zone) (D.B. 977 Pg. 752), thence four lines with the Frazier Realty Corp. Property (Auto Zone) (D.B. 977 Pg. 752) as follows: (1) S 60° 41' 13" W - 19.17' to an existing iron pin, (2) S 21° 56' 32" E -149.36' to an existing iron pin, (3) S 81° 59' 26" E - 72.00' to an existing P.K. nail, (4) N 64° 38' 31" E -135.00' to an existing iron pin on the western right of way of Jake Alexander Boulevard West, thence with the western right of way line of Jake Alexander Boulevard West with a curve to the left, said curve having a radius of 5,789.70' and an arc length of 80.48', said curve also having a chord bearing of S 23° 20' 26" E - 80.48'to a new iron pin, said iron pin being the northeastern property corner of Ramona H. Mowery et al (D.B. 454 Pg. 27), thence with, Mowery, S 64° 38' 12" W 180.47' to an existing iron pin, said iron pin being the northeastern property corner of Clancy Hills Ltd. Partnership (D.B. 641 Pg. 336). thence with Clancy Hills Ltd. Partnership S 72° 40' 00" W - 938.54' to a new iron pin in the rear line of Cornelio Aguirre-Castro (D. B. 881 Pg. 483), thence with the common rear property lines of Aguirre-Castro and A.H., Inc. (D.B. 710 Pg. 428) N 00° 43' 43" E -450.64' to an existing iron pin, said iron pin being the southeastern property corner of the Hotel Group of Salisbury, Inc. (D.B. 1082 Pg. 638), thence four lines with the. Hotel Group of Salisbury, Inc. as follows: (1) N 43° 50' 00" W - 426.51' to an existing iron pin, (2) S 89° 29' 48" W -128.73' to an existing iron pin, (3) N 40° 57' 26" W 457.37' to an existing iron pin, (4) N 16° 25' 58" E - 854.56' to a new iron pin on the southern right of way of Statesville Boulevard (U.S. Hwy. 70), thence with the southern right of way line of Statesville Boulevard (U.S. Hwy. 70), S 73° 23' 45" E - 80.00' to a new iron pin, said iron pin being the northwestern property corner of Fidelity Bank # 192 (D.B. 841 Pg. 145), thence three lines with Fidelity Bank# 192 as follows: (1) S 16° 23' 23" W -126.94' to a new P.K. Nail, (2) S 11° 58' 48" E -118.01' to an existing iron pin, (3) N 81° 56' 48" E -119.46' to an existing iron pin, said iron pin being the southwestern property corner of Sabrina/Samantha Corp. (D.B. 965 Pg 271), thence five lines with Sabrina/Samantha Corp. as follows: (1) N 82° 01' 33" E - 46.32' to a new iron pin, (2) S 87° 38' 50" E -99.84' to a new iron pin, (3) S 73° 30' 01" E -150.00' to a new iron pin, (4) N 75° 32' 09" E - 29.15' to a new iron pin, (5) N 16° 29' 59" E -123.00' to a new P.K. nail on the southern right of way of Statesville Boulevard (U.S. Hwy. 70), thence with the southern right of way line of Statesville Boulevard (U.S. Hwy. 70), S 73° 38' 32" E - 75.26' to an existing iron pin, said iron pin being the northwestern property corner of Kelly & Cohen Appliances, Inc. (D.B. 735 Pg. 666), thence four lines with the property of Kelly & Cohen Appliances, Inc. as follows: (1) S 16° 21' 06" W - 210.00' to a new iron pin, (2) S 28° 59' 00" E - 210.74' to an existing iron pin,

(3) N 15° 59' 07' E -16.35' to an existing iron pin, (4) N 16° 19' ·56" E '341.66' to an existing iron pin on the southern right of way of Statesville Boulevard (U.S. Hwy. 70), thence with the southern right of way line of Statesville Boulevard (U.S. Hwy. 70), S 73° 32' 54" E 127.90' to the point of BEGINNING.

LESS AND EXCEPT that portion of the above-described property shown on Rowan County Tax Map 331 as parcel 176 and being designated as Out Parcel 4 on map recorded in Map Book 9995 at page1948 in the Rowan County Registry.

Parcel II:

TOGETHER WITH: Those easements and rights set forth in the Declaration of Rights, Restrictions and Easements recorded in Book 631, Page 984, as affected by the Approval Agreement recorded in Book 959, Page 898, Rowan County Registry.

TOGETHER WITH the easements, rights, privileges and benefits appurtenant to said property as set forth and described in that certain Agreement between 601-70 Development Corporation and Salisbury Mall LTD recorded in Book 622, Page 925, Rowan County Registry.

TOGETHER WITH the easements, rights, privileges and benefits appurtenant to said property as set forth and described in that certain License Agreement between Hotel Group of Salisbury, Incorporated and Sabrina/Samantha Corp. recorded in Book 1095, Page 800, Rowan County Registry, subject to the termination provisions therein.

Rowan County Assessor's Office
Multiple Parcel Identification

	MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
Tract/Lot _____ Parcel ID	331		078						69
Tract/Lot _____ Parcel ID	331		143						69
Tract/Lot _____ Parcel ID	331		224	00	01				69
Tract/Lot _____ Parcel ID									
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