

BK 4079 PG 191 - 193 (3)

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08/24/2023 02:46:20 PM

Fee: \$26.00

Henderson County, North Carolina

Tax: \$1,600.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$1,600.00

Return to: Law Office of John K. White, Jr., PLLC

Property Situs: 238 Michelle Drive; Emma C. Thompson

Lots 14 and 15; and Sugarloaf Rd (2.22 acres)

PIN: 9579-45-2846; 9579-45-0556; and 9579-45-7416

This instrument is prepared by Mark C. Martin, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The Preparer is informed that the property conveyed does not include the primary residence of Grantor. No title examination performed by Preparer.

This North Carolina General Warranty Deed is made as of this 21st day of August, 2023, by and between **Ken-Ken Corp., a North Carolina corporation, Grantor**, whose address is 30 Lake Drive, Candler, NC 28715; and **Samit Hospitality, Inc., a North Carolina corporation, Grantee**. Grantee's address is 240 Michelle Drive, Hendersonville, NC 28792. 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.

The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

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


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 title is marketable and free and clear of all encumbrances, other than as stated herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: Easements and rights of way of record, restrictive covenants of record, the use provisions of any governmental ordinance affecting the above and ad valorem taxes for 2024 and subsequent years.

For informational purposes only, the following represents an accurate allocation of the sales price among the Property conveyed herein: \$200,000.00 for PIN 9579-45-2846; and \$20,000.00 for PIN 9579-45-0556; and \$580,000.00 for PIN 9579-45-7416.

[Remainder of Page Left Blank Intentionally. Signature and Acknowledgment Follows on Separate Page.]

IN WITNESS WHEREOF, as of the above date, Grantor signed this Deed in the ordinary course of its business, by the signature(s) below of its duly authorized representative(s), as the act of such entity.

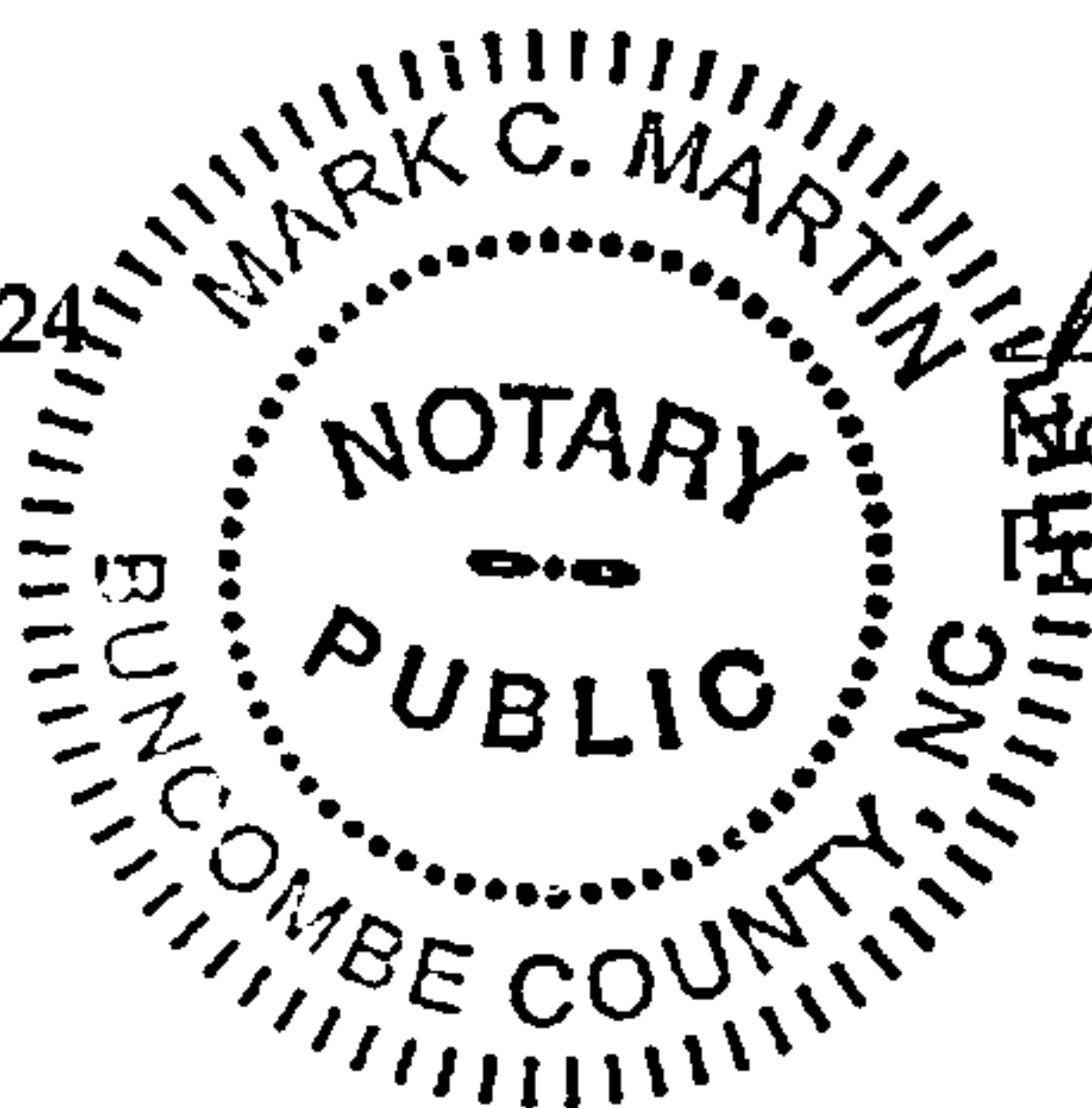
Ken-Ken Corp.
a North Carolina corporation

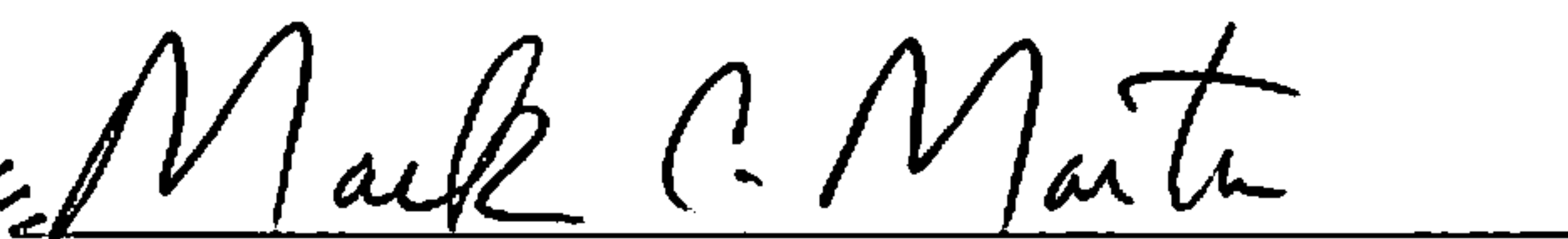

By: Kenneth D. Murphy, Vice-President

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

I, a Notary Public of said County and State, certify that Kenneth D. Murphy, who is personally known to me, or having presented valid proof of identification, personally appeared before me on this 21st day of August, 2023, and personally acknowledged his due execution of the foregoing instrument as Vice-President of Ken-Ken Corp., a North Carolina corporation, on behalf of said corporation, by authority duly vested as its act and deed.

My commission expires: 03-13-2024




Notary Public
Print Name: Mark C. Martin

(affix notary seal)

[Remainder of Page left Blank Intentionally.]

EXHIBIT A
Property Description for
Samit Hospitality, Inc.

BEING all that tract of land containing 9.58 acres as shown on a plat entitled "Plat of Survey for KEN-KEN CORP.", said plat being recorded in Plat Slide 3217 (1999) of the Henderson County, NC Register's Office, reference to which Plat is hereby made for a more particular description of said Lot.

The above described property is conveyed together with and subject to those applicable easements and rights of way as shown on that above referenced plat as well as Plat Slide 3286 and Plat Slide 3313, all of the Henderson County, NC Register's Office.

AND BEING all that property conveyed to KEN-KEN CORP., a North Carolina Corporation as described in those certain deeds recorded in Deed Book 976, at Page 96; Deed Book 976, at Page 99 and Deed Book 980, at Page 633, all of the Henderson County, NC Register's Office.

LESS AND EXCEPTING THEREFROM the following two previous out-conveyances:

- 1. That certain 1.416 acre tract of land shown on Plat Slide 3313, said tract being conveyed from KEN-KEN CORP., a North Carolina Corporation to Samit Hospitality, Inc., a North Carolina Corporation in that certain deed recorded in Deed Book 1016, at page 294 of the Henderson County, NC Register's Office.**
- 2. That certain 1.73 acre tract of land more particularly shown on Plat Slide 3286, said tract being conveyed from KEN-KEN CORP., a North Carolina Corporation to OUTBACK STEAKHOUSE OF FLORIDA, INC., a Florida Corporation in that certain deed recorded in Deed Book 1013, at Page 491 of the Henderson County, NC Register's Office.**

Note:

The above described property is currently three separate tax parcels: PIN# 9579-45-2846; PIN# 9579-45-0556 and PIN# 9579-45-7416. The Grantee herein requests that the parcels remain separate and not be combined into one parcel. Nothing in this deed is to be construed to request or consent to a recombination of PIN# 9579-45-2846, PIN# 9579-45-0556 and/or PIN# 9579-45-7416.