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1543Instrument Prepared by and Return to:

Paul Randall
 Miss. Bar Roll No.: 99960
 RANDALL, SEGREST, WEEKS, REEVES
 & SONES, PLLC
 992 Northpark Drive, Suite A
 Ridgeland, MS 39157
 (601)956-2615 (voice)
 File No.: RS16-09-1013

Property Derivation:

Book 7159 at Page 2452

Grantors:

445 Hotel Circle South
 San Diego, CA 92108
 (619) 298 - 1291

Indexing Instructions:

Section 13,
 Township 6 North, Range 1 East
 Hinds County, Mississippi

Grantees:

21 Bowman Avenue
 Brampton, Ontario, L6P OY1, Canada
 (416) 826 - 1226

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **UNION HOSPITALITY, LLC** ("Grantor(s)") does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **AVTAR HOTELS LLC**, a Mississippi limited liability company ("Grantee(s)") that certain parcel of property lying and being situated in First Judicial District of Hinds, Mississippi, and being more particularly described as follows, to-wit:

A certain parcel of land lying and being situate in Section 13, T6N, R1E, Jackson, Mississippi, in the First Judicial District of Hinds County, Mississippi:

Commence at the Westerly right of way line of Interstate Highway 55 (as was laid out and improved July, 1982) with the North line of the aforesaid Section 13, T6N, R1E, and run thence Southcrly along said Westerly right of way line of Interstate Highway 55 (1982) for a distance of 300 feet; turn thence right through a deflection angle 80 degrees 25 minutes and run Westerly for a distance of 13 feet to a point on the present Westerly right of way line of Interstate Highway 55 and the Point of Beginning of the parcel of land herein described; from said Point of Beginning, turn

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thence left through a deflection angle of 80 degrees 25 minutes and run Southerly along said present Westerly right of way line of Interstate Highway 55 for a distance of 352.7 feet to the Point of Curvature of a 1.0038 degree curve to the right having a central angle of 2 degrees 45 minutes and a radius of 5,679.58 feet; turn thence right through a deflection angle of 00 degrees 59 minutes 52 seconds and run Southerly along said present Westerly right of way line of Interstate Highway 55 for a chord distance of 200.20 feet; turn thence right through a deflection angle of 89 degrees 00 minutes 08 seconds and run Westerly for a distance of 364.62 feet; turn thence right through a deflection angle of 80 degrees 28 minutes and run Northerly for a distance of 483.84 feet; turn thence right through a deflection angle of 89 degrees 57 minutes and run Easterly for a distance of 454.60 feet to the Point of Beginning, containing 211,486.32 square feet or 4.8551 acres, more or less.

And being the same land as described in Trustee's Deed recorded in Book 7159 at Page 2452.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.


Ad valorem taxes for year 2016 which are now due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantees as of the date of this conveyance. If actual taxes differ from the estimate, Grantor and Grantees agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

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WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

Union Hospitality LLC

By: 
Mitesh Kalthia
Managing Member

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____ 2016, within my jurisdiction, the within named Himanshu Sarvaiya, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

See Attachment

Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

STATE OF MS
COUNTY OF HINDS
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1ST DISTRICT

ACKNOWLEDGMENT

2016 DEC 30 PM 3:03

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EDDIE JEAN CARR
CHANCERY CLERK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On December 9th, 2016 before me, Omar R. Kanan, Notary Public
(insert name and title of the officer)

personally appeared Mitesh Kalthia
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

