

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

18

DEED

THIS DEED, Made this 22nd day of February, 1971, by DOROTHY LEE HINES and HARVEY LEE HINES, EXECUTORS and TRUSTEES Under the Will of Walter William Hines, all of Winston-Salem, Forsyth County, North Carolina, parties of the first part, to PARKVIEW MALL, a Joint Venture (a partnership organized under Chapter 59 of the General Statutes of North Carolina, consisting of RCS, Inc., a North Carolina corporation, and K & H Investment Company, a partnership), said Joint Venture having its principal office at 300 West Franklin Street, Richmond, Virginia, party of the second part;

W I T N E S S E T H T H A T :

WHEREAS, Walter William Hines died leaving a Will which was duly probated in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, therein naming Dorothy Lee Hines and Harvey Lee Hines as his Executors and Trustees; and,

WHEREAS, said parties of the first part have duly qualified and are now acting in said capacity; and,

WHEREAS, said Will gave and granted unto said parties of the first part full power and authority to sell and convey real estate belonging to said Estate, and also provided that all of the real property seized by the decedent at his death would be devised to his living issue, per stirpes; and,

WHEREAS, Dorothy Lee Hines and Harvey Lee Hines are in fact all of the living issue of Walter William Hines and no other person is entitled to any interest therein.

NOW, THEREFORE, parties of the first part as Executors and Trustees, in consideration of One Hundred Dollars and Other Valuable Considerations (\$100.00 & o.v.c.) to them paid by said party of the second part, receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the party of the second part, its successors



Attest - \$1.75
Application
to deed of
conveyance
to RCS
Ind - Sup
0.20 per thousand
KESG lgs

Prepared By
HUDSON, RETREE, STOCKTON, BENTON & BENTON
P. O. BOX 2700, WINSTON-SALEM, N. C. 27102
By [Signature]

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and assigns, those certain tracts or parcels of land lying in and near Winston-Salem, Forsyth County, North Carolina, bounded and described as follows:

BEGINNING at a point in the North line of Waughtown Street (N. C. Highway No. 150), said point being marked by an iron stake, the Southwest corner of a tract in Tax Block 1712 owned by Bennett-Glenn, Inc.; thence with the Northern right-of-way line of Waughtown Street (N. C. Highway No. 150), South $84^{\circ} 02'$ West 333.41 feet to a point marked by an iron stake; thence North $05^{\circ} 57'$ West 200 feet to a point marked by an iron near the center of the old right-of-way of Reynolds Park Road (now closed); thence South $84^{\circ} 02'$ West 200 feet to a point marked by an iron stake in the East line of Reynolds Park Road (new); thence with the East line of Reynolds Park Road, North $05^{\circ} 57'$ West 130.16 feet to an iron, the p.c. of a curve having a radius of 316.75 feet; thence with said curve a chord direction and distance of North $28^{\circ} 18' 30''$ West 240.98 feet to an iron stake (the p.t. of said curve); thence North $50^{\circ} 40'$ West 65.50 feet to an iron stake in the Northeast line of Reynolds Park Road, the southernmost corner of Lot No. 18 as shown on the plat of Parkview Acres recorded in Plat Book 16, at page 233, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the Southeast line of Lot No. 18, North $39^{\circ} 31' 40''$ East 266.99 feet to an iron stake; thence with the East line of Lot No. 18 and Lot No. 14 and a part of the East line of Lot No. 13 of Parkview Acres, North $03^{\circ} 17' 50''$ East 267.11 feet to an iron stake in the East line of Lot No. 13; thence along a new line, South $88^{\circ} 20' 06''$ East 553.60 feet to an iron stake in the West line of Laura Avenue (as Laura Avenue is shown on the map of the J. M. McCuiston subdivision recorded in Plat Book 10, page 114, in the Office of the Register of Deeds of Forsyth County, North Carolina); thence with the West line of Laura Avenue, South $00^{\circ} 58' 26''$ West 160.88 feet to a point marked by a fence post in the southern terminus of the western right-of-way line of Laura Avenue; thence crossing the southern terminus of Laura Avenue (the Southeast corner of the J. M. McCuiston subdivision) and falling in with the South line of the Max E. Cook property (Lot 48 of the J. M. McCuiston subdivision), South $85^{\circ} 34' 16''$ East 85.60 feet to a fence post in Max E. Cook's South line (Lot 48 of the J. M. McCuiston subdivision), the Northwest corner of a 6.7-acre tract formerly owned by Carrie Stewart Chappell, said tract being Lot No. 106 in Tax Block 2609 on the Forsyth County Tax Maps; thence with Chappell's West line, South $02^{\circ} 53' 30''$ East 402.0 feet, more or less, to a point marked by an iron stake in the Northeast corner of a lot or parcel of land conveyed by Bennett-Glenn, Inc. to the grantees herein on or about the date of this deed; thence with Bennett-Glenn, Inc.'s North line, South $87^{\circ} 27'$ West 51.55 feet to a point, Bennett-Glenn, Inc.'s Northwest corner; thence with the

West line of Bennett-Glenn, Inc., South 02° 54' West 410.13 feet to a point marked by an iron stake in the North right-of-way line of N. C. Highway No. 150 (Waughtown Street); thence along said right-of-way line, South 84° 02' West 333.41 feet to the point and place of BEGINNING.

Being parts of Lots 75, 98, 100, 101 and Reynolds Park Road, as shown on the map of Block 2609 of the Forsyth County Tax Maps, and Lots 76, 77, 78, 79, 80, 99 (99-A and 99-B), 102, 103, 104, 105, Ebert Street (whether or not closed) also as shown on the map of Block 2609 of the Forsyth County Tax Maps; and Lot 4-B, as shown on the map of Block 2604 of the Forsyth County Tax Maps.

There is reserved from this conveyance to the individual grantors herein a right and easement of ingress and egress over and on a strip of land 50 feet in width extending from Reynolds Park Road along the western boundaries of the above-described property to the remaining land of the grantors which adjoin the above-described property on a portion of its North boundary. The westernmost lines of the easement herein reserved are described as follows:

BEGINNING at an iron stake in the Northeast line of Reynolds Park Road at the southernmost Southeast corner of Lot No. 18 of Parkview Acres recorded in Plat Book 16, at page 233, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence along the Eastern lines of Lot No. 18, North 39° 31' 40" East 266.99 feet and thence Northwardly falling with the Eastern lines of Lot No. 14 and a part of Lot No. 13, North 03° 17' 50" East 267.11 feet to an iron stake at the Southwest corner of the remaining adjoining properties of the grantors herein. The Eastern lines of the easement hereby reserved are 50 feet Eastwardly from and parallel to this Western line.

THERE IS EXCEPTED from the land hereinabove described a lot or parcel of land described as follows:

BEGINNING at a point on the North side of Reynolds Park Road, the Southwest corner of Walter Hines property, also being the Southwest corner of Lot No. 21 as shown on the plat of C. E. Ebert, recorded in Plat Book 11, at page 238; running thence along Walter Hines' West line, North 150 feet to a point; thence West 100 feet to a point, a new East line of C. C. Reid; thence South 150 feet to a point on the North side of Reynolds Park Road; thence along Reynolds Park Road in an Eastwardly direction 100 feet to the place of BEGINNING. This is all of that property conveyed to Dorothy L. Hines by deed recorded in Deed Book 645, at page 455, in the Office of the Register of Deeds of Forsyth County, North Carolina. See also Deed recorded in Deed Book 628, at page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina. Said property is referred to as Lot No. 11 on the map of Tax Block 2604 as set out in the Office of the Forsyth County Tax Supervisor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part, and its successors and assigns, forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals.

DOROTHY LEE HINES and HARVEY LEE HINES,
EXECUTORS and TRUSTEES Under the Will of
Walter William Hines

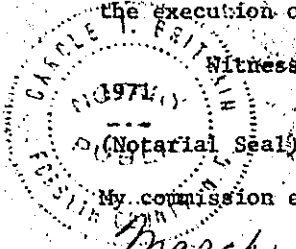
By *Dorothy Lee Hines* (SEAL)
Dorothy Lee Hines, Executor and Trustee

By *Harvey Lee Hines* (SEAL)
Harvey Lee Hines, Executor and Trustee

STATE OF NORTH CAROLINA --- County of Forsyth

I, *Carole T. Brittain* Notary Public of said County and State, do hereby certify that Dorothy Lee Hines, Executor and Trustee Under the Will of Walter William Hines, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the *24th* day of February,

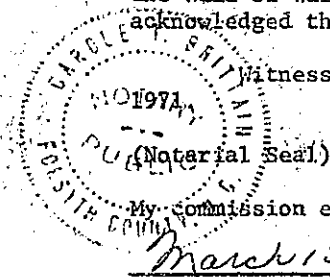


Carole T. Brittain
Notary Public

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Carole T. Brittain, a Notary Public of said County and State, do hereby certify that Harvey Lee Hines, Executor and Trustee Under the Will of Walter William Hines, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 24th day of February,



Carole T. Brittain
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Carole T. Brittain, N.P.
(here give name and official title of the officer signing the certificate. passed upon)
Forsyth Co., N.C.

is (are) certified to be correct. This the 24 day of Feb. 19 71.

Eunice Ayers, Register of Deeds

Probate fee 50¢ paid.

By Gwendolyn Johnson Deputy Assistant

PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 24 12 43 PM '71

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY., N.C.

W. J. B.

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