

**2013054843 00094**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1750.00**PRESENTED & RECORDED:  
12-03-2013 01:29:36 PMC. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY**BK: RE 3157**  
**PG: 2458-2462***Wells Box 108*

Excise Tax \$1,750.00

Recording Time, Book and Page

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No. 6828-35-7351.00  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2013  
by \_\_\_\_\_Mail after recording to: Michael F. Tomlinson, Esq., 214 N. Tryon Street, Suite 4700, Charlotte, NC 28202  
This instrument was prepared by: K&L Gates LLP (M. Tomlinson)Brief description for the Index: 5701 University Parkway, Winston-Salem, NC**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this \_\_\_\_\_ day of December, 2013, by and between

**GRANTOR****CIRCLE K STORES INC., a Texas corporation**2440 Whitehall Park Drive, Suite 800  
Charlotte, North Carolina 28773  
Attn: Real Estate Department**GRANTEE****UNIVERSITY WINSTON I, LLC**, a North Carolina  
limited liability company as to a 1% undivided interest  
and **C & CP INVESTMENTS, LLC**, an Arizona  
limited liability company as to a 99% undivided  
interest as tenants-in-common12687 N. 102<sup>nd</sup> Street  
Scottsdale, Arizona 85260

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 (the "Property") situated in Forsyth County, North Carolina, and more particularly described as follows:**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The Property was acquired by Grantor in Book 2412, Page 2724, Forsyth County, North Carolina, Public Registry (the "Registry").

None of Property herein conveyed includes the primary residence of Grantor.

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 Grantor covenants with 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, except for the exceptions hereinafter stated.

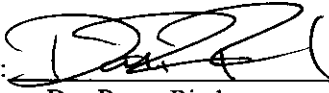
Title to the Property hereinabove described is subject to the following exceptions:

1. All such valid and enforceable easement, covenants, conditions, restrictions and other matters of record.
2. The lien of the ad valorem property taxes for the current year.
3. Such matters and conditions as would be revealed by a current, accurate physical survey and/or inspection of the subject property.
4. Non-compliance with local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or development of the subject property.
5. Rights of parties in possession.
6. See Deed Restrictions as shown on Exhibit B attached hereto and incorporated herein by reference.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

CIRCLE K STORES INC., a Texas corporation

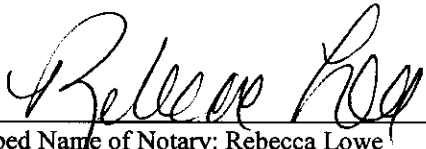
By:   
Name: Dag Roger Rinde  
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

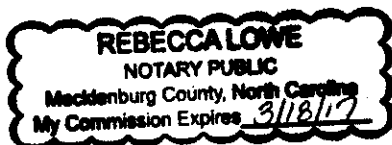
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Dag Roger Rinde.  
(print signatory name)

Date: November 22<sup>nd</sup>, 2013

  
Printed/Typed Name of Notary: Rebecca Lowe

My commission expires: 03/18/17

[Notary Seal]



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

A tract or parcel of land situated in Forsyth County, North Carolina, and described as follows:

Beginning at an existing iron pipe at the Northeast intersection of the right-of-way of Robinwood Road (formerly Rural Hall Road) and University Parkway and running thence with the eastern right-of-way of University Parkway along a curve to the left having a radius of 1,512.39 feet a chord bearing and distance N 05°24'43" E 274.62' to a new iron pipe; thence leaving said right-of-way along a new line S 88°40'25" E 269.90' to a new iron pipe in the western right-of-way of Robinwood Road; thence along said right-of-way the following three courses and distances: S 38°21'43" W 240.0', S 43°50'03" W 96.81', S 83°28'05" W 80.25' to the point of beginning. Tract containing 1.06 Acres and being a portion of the Allmanspry, Inc. property as recorded in the Forsyth County Registry in Deed Book 1488, Page 1505, and also being that property shown on a survey prepared by Marvin L. Borum & Associates, dated December 26, 1985.

**EXHIBIT B**

**DEED RESTRICTIONS**

The property (the "Property") described in the Special Warranty Deed to which this Exhibit B is attached is subject to the restriction that Property shall neither be used for a convenience store or a gas station nor the sale of grocery items, alcoholic beverages for off-premises consumption, cigarettes or other tobacco products or other items normally sold in a convenience store, nor the storage or sale of motor vehicle fuels and/or a car wash.