

Mail to Norfolk, Va.

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STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

CORPORATION DEED

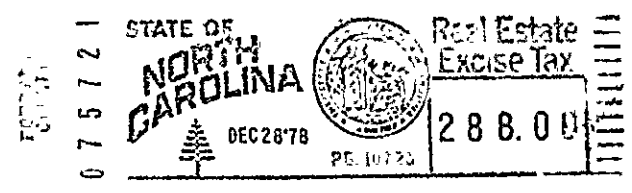
THIS DEED, made this 28th day of December, 1978, by O & A, INC.

North Carolina, party of the first part, to TZU BEN CHEN and his wife, LAI-HO CHEN, of New York, New York, ~~XXXXXXXXXXXXXXXXXXXX~~ part ies of the second part, WITNESSETH:

That said party of the first part in consideration of Ten and No/100 Dollars (\$ 10.00) and other valuable considerations to it paid by part ies of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said part ies of the second part and their heirs and assigns, a certain tract or parcel of land in Township, Forsyth County, North Carolina, bounded as follows:

For description of property conveyed herewith, see Exhibit A attached hereto and incorporated by reference as fully as if set forth herein.

This deed of conveyance is made subject to easements, rights of way, restrictive covenants of record, 1978 ad valorem taxes and that certain uncanceled Deed of Trust to The Northwestern Bank in Winston-Salem, N.C. recorded in Deed of Trust Book 1249 at page 467 in the Office of the Register of Deeds of Forsyth County, North Carolina, which is to be paid in full in accordance with its terms from the principal and interest payments made by the Grantees herein under the terms of that certain purchase money Note and Deed of Trust of even date herewith.



TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said part ies of the second part and their heirs and assigns, to their only use and behoof forever;
AND THE SAID party of the first part cove ant to and with the said part ies of the second part and their heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, subject to above.
IN TESTIMONY WHEREOF, The said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto.

Attest: Doris A. Oakley
Secretary

By O & A, Inc.
Erwin C. Oakley
President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH
This 28th day of December, 1978, personally came before me, Joan Reed, a notary public, Doris A. Oakley (Name of Secretary or Asst. Secretary) who, being by me duly sworn, says that he knows the Common Seal of O & A, Inc. (Name of Corporation) and is acquainted with Erwin C. Oakley who is the President of said Corporation, and that he, the said Doris A. Oakley is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Doris A. Oakley signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and notarial seal this 28th day of December, 1978.
Notary Public, North Carolina
County of Forsyth
JOAN REED
(Notarial Seal)
My commission expires 11-21-82

Joan Reed
Notary Public

STATE OF NORTH CAROLINA - Forsyth County
The foregoing (or annexed) certificate of Joan Reed N.P. Forsyth (here give name and official title of the officer signing the certificate - passed upon)
Co, N.C.

is (are) certified to be correct. This the 28 day of Dec A.D. 1978.

Probate fee 1.00 paid.

PRESENTED FOR EUNICE AYERS, Register of Deeds
REGISTRATION AND RECORDED By Jessie Holden Deputy-Assistant

Fee \$ 4.00 paid.

DEC 28 5 04 PM '78
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

Drafted by: Norman L. M. Rouse

BOOK 1259P1300

gb.

EXHIBIT A

BEGINNING at an iron stake in the eastern right-of-way line of Patterson Avenue, the same being South 28 deg. 54 min. East 147.0 feet from a concrete monument at the southeast intersection of N.C. Highway no. 8 and Patterson Avenue, and running thence North 87 deg. 59 min. East 412.81 feet with the southern boundary line of Evans Products, Inc., to an iron stake; thence North 07 deg. 27 min. East 249.25 feet with the eastern boundary line of Evans Products, Inc., to an iron stake; thence South 76 deg. 24 min. East 280.16 feet with the southern boundary line of Frank K. Griffin to an iron stake; thence on a new line South 05 deg. 24 min. West 308.65 feet to an iron stake; thence South 46 deg. 39 min. West 359.33 feet to an iron stake; thence North 28 deg. 38 min. 23 sec. West 148.88 feet to an iron stake; thence South 61 deg. 24 min. West 199.95 feet to an iron stake in the eastern right-of-way line of Patterson Avenue; thence North 28 deg. 54 min. West 396.60 feet with the said eastern right-of-way line to the point and place of BEGINNING, and containing 5.27 acres as shown on the unrecorded survey entitled "Property of O & A, Inc.", dated October 2, 1978, by Joseph E. Franklin, R.L.S.

The above-described property being a portion of that certain 12.88 acre tract described in Deed Book 902, page 284, in the office of the Register of Deeds of Forsyth County, North Carolina.