

STATE OF
NORTH CAROLINAReal Estate
Excise Tax

919.00

JUL 26 '89

RD. 10725

PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 28 4 43 PM '89

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.H10.00
KK

Excise Tax 919.00

Recording Time, Book and Page

Tax Lot No. 107M, Block 3442

Parcel Identifier No.

Verified by County on the day of, 19.....
by

~~Mail order to Linda Walters, Esquire~~ *Nifong, Ferguson & Son, Inc. Box*
 Dechert, Price & Rhoads, 3400 Centre Square West, 1500 Market Street, Philadelphia, PA 19102

This instrument was prepared by Linda L. Walters, Esquire

Brief description for the Index

Unit 3443B, 7838 North Point Blvd.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of July, 19 89, by and between

GRANTOR

GRANTEE

STEAK AND ALE OF NORTH CAROLINA, INC.,a Nevada corporation12404 Park Central Drive
Dallas, Texas 75251S & A Properties Corp.,
a Delaware corporation12404 Park Central Drive
Dallas, Texas 75251

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 situated in the City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

IN CONSIDERATION OF the sum of Nine Hundred Eighteen Thousand Nine Hundred Dollars (\$ 918,000.00) and other good and valuable consideration paid, or to be paid, Grantor hereby grants and conveys with general warranty covenants unto Grantee, its successors and assigns, fee simple title to the premises (the "Property") consisting of (i) the parcel of land described on Exhibit "A" attached hereto (the "Land"), (ii) all buildings, structures and other improvements presently situated or hereafter constructed upon the Land (collectively, the "improvements"), (iii) all easements, rights and appurtenances relating to the Land and the Improvements and (iv) all equipment, machinery, fixtures, and other items of real property, including all components thereof, now or hereafter located in, on and used in connection with, the Improvements or necessary to the operation or maintenance thereof, which are now or hereafter owned by Grantor, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, ventilating, refrigerating, water disposal, air-cooling and air-conditioning apparatus, sprinkler systems, and fire and theft protection equipment and which are hereby deemed by the parties hereto to constitute real estate under the laws of the state where the Land is located, together with all replacements, modifications, alterations and additions thereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Forsyth County Registry, in Book 1360, Page 1448 recorded April 22, 1982.

A map showing the above described property is recorded in Plat Book page.

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 the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and rights of way of record, if any, and 1989 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

STEAK AND ALE OF NORTH CAROLINA, INC.,

Nevada corporation (Corporate Name)

By: [Signature]
(Vice) President

ATTEST: [Signature]
(Assistant) Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

SEAL STAMP

STATE OF NEW YORK, New York County.

I, a Notary Public of the County and State aforesaid, certify that Candy H. S. Kelley, personally came before me this day and acknowledged that he is Secretary of Steak and Ale of North Carolina, Inc. Nevada corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by her as its Secretary. Witness my hand and official stamp or seal, this day of July 25, 1989.

My commission expires: 5/27/90 Notary Public

The foregoing Certificate(s) of (Name of Notary Public) HOWARD S. SCHRADER

Notary Public, State of New York
No. 24-4982718

is/are certified to be correct. This instrument and this certificate are duly qualified in Kings County, New York, and in the Book and Page shown on the

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Howard S. Schrader N.Y. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 28 day of July 19 89

L. E. Speas, Register of Deeds

By: [Signature] Deputy Assistant

Probate and Filing Fee \$ paid.

BOOK 1672 P 2133

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN FORSYTH COUNTY, NORTH CAROLINA

Legal description according to DSA Group Survey dated May 11, 1969 reads as follows:

BEGINNING at a point in the North right of way margin of North Point Boulevard (formerly Silas Creek Parkway), said point being S 81 11'00" E 135.43 feet, thence S 82 26' 46" E 93.89 feet from the Southeast corner of the tract deeded to Shelton Companies in Deed Book 1229, Page 1291, Forsyth County, North Carolina Registry; thence from point of Beginning and running the following new lines N 00 14' 28" E 158.51 feet to a point, thence S 89 45' 32" E 185.00 feet to a point, thence S 00 14' 28" W 170.00 feet to a point in the North right of way margin of Silas Creek Parkway, thence with the North right of way margin of Silas Creek Parkway along an arc 185.42 feet to the point and place of BEGINNING, said arc having a chord of N 86 12' 14" W 185.36 feet.

Together with those certain easement rights established by the Declaration of Restrictions and Grant of Easements recorded in Book 1269, Page 956, and by Amendment No. 1 to Declaration of Restrictions and Grant of Easements recorded in Book 1377, Page 951, and by Amendment No. 2 to Declaration of Restrictions and Grant of Easements Recorded in Book 1605, Page 67.

Where the words "Silas Creek Parkway" appear in the above legal description, they shall mean "North Point Boulevard".

RECORDER'S MEMO

Document of poor quality due
to the condition of the
original