

BK1936 P2582

FORSYTH CO. NC 19 FEE: \$ 14.00
PRESENTED & RECORDED: 02/28/1997 08:40AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX: \$ 900.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. 005A & 005V; Tax Block 3263 Parcel Identifier No. 6856305427

Verified by County on the day of 19

by

Property Address: 3435 Myer Lee Drive, Winston-Salem, NC 27101

Mail after recording to Drawer of Dennis W. McNames

This instrument was prepared by Dennis W. McNames

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of February, 1997, by and between

GRANTOR

GRANTEE

N & B SOUTH INVESTMENT COMPANY,
a general partnership

ATLANTIC SOFT DRINK COMPANY, INC.,
a South Carolina corporation

1 Pepsi Way
Somers, NY 10589

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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1259, at Page 1338, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17 page 33.

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:

Subject to easements, conditions, rights-of-way and restrictions of record, if any, and 1997 ad valorem taxes prorated to the date of closing.

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.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

SEE ATTACHED FOR SIGNATURE AND
ACKNOWLEDGMENT (SEAL)

(SEAL)

(SEAL)

(SEAL)

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

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____

My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

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SIGNATURE AND ACKNOWLEDGMENT PAGE

N & B SOUTH INVESTMENT COMPANY,
a general partnership

By: Irving Nusbaum (SEAL)
Irving Nusbaum, Trustee under Agreement
with Irving Nusbaum, dated May 4, 1977,
General Partner

STATE OF MICHIGAN
COUNTY OF OAKLAND

I, HERBERT EIDELMAN, a Notary Public of the County of OAKLAND, State
of Michigan, certify that IRVING NUSBAUM, Trustee under Agreement with Irving Nusbaum,
dated May 4, 1977, General Partner of N & B SOUTH INVESTMENT COMPANY, a general
partnership, personally appeared before me this day and acknowledged the execution of the
foregoing General Warranty Deed for and on behalf of said partnership.

WITNESS my hand and notarial stamp/seal, this the 27th day of February, 1997.

Herbert Eidelman
Notary Public HERBERT EIDELMAN
Notary Public Oakland County, Mich.
My Commission Expires 12/28/2000

My Commission Expires:
12/28/2000

[Stamp/Seal]



STATE OF NC - FORSYTH CO
The Foregoing certificate of Herbert Eidelman NP
is certified to be correct this the 28th day of February, 19 97
Dickie C. Wood, Register of Deeds by: DP Nelson - Notary/Deputy

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EXHIBIT "A"

Winston Township, Forsyth County, North Carolina:

BEGINNING at an iron in the northwest right-of-way line of Myer-Lee Drive at the southernmost corner of property of Mrs. L. V. Myers (see Deed Book 694, Page 24); running thence with her line, North 26° 58' West 367.95 feet to an iron; thence South 63° 32' West 100.0 feet to an iron; thence South 26° 58' East 367.95 feet to an iron in the northwest right-of-way line of the aforementioned street; thence with said right-of-way, North 63° 32' East 100.0 feet to the point and place of BEGINNING, containing 0.844 acres and being the same property as shown on map entitled N & B South Investment Company, prepared by Otis A. Jones, dated December 20, 1978.