

MAIL TO: ^{FVU}VINCENT J. HEINY, ATTY. 2000 FORT WAYNE BANK BUILDING FORT WAYNE IN. 46802

Mail Tax Bills To:

K & P PROPERTIES

1819 S. Calhoun Street

P.O. Box 11369

Fort Wayne, Indiana 46801

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that RYDER TRUCK RENTAL, INC., successor-in-interest by merger to FORT WAYNE LEASING CO., INC. (Grantor), RELEASES AND QUIT-CLAIMS TO K & P PROPERTIES, an Indiana partnership, *in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Forsyth County, in the State of North Carolina, to-wit:

Real estate located in the County of Forsyth in the State of North Carolina, described as follows:

BEGINNING at an iron stake in the North right of way line of Thirty-Second Street, said iron stake being the Southeast corner of John Carter and Robert T. Carter (see Deed Book 956, Page 578) in said right of way line; thence from said point of beginning and with Carter's Eastern line, North 17 degrees 21' 10" East 235.74 feet to an iron stake in the Southern line of Woodland Cemetery; thence with said line, South 88 degrees 16' 07" East 721.86 feet to an iron stake in the West line of a 15 foot alley; thence South 0 degrees 47' 47" West 229.48 feet to an iron stake in the Northern right of way line of Thirty-Second Street; thence with said right of way line, North 89 degrees 0' West 236.0 feet to a point; thence continuing with said right of way line, North 87 degrees 42' 22" West 553.13 feet to an iron stake, the point and place of BEGINNING. Being Tax Lot 9, Block 3408 as shown on the Forsyth County Tax Maps. For further reference see Deed Book 656, page 128 and Deed Book 617, page 391, of the Forsyth County Registry. Said description is in accordance with a survey

The above land was conveyed to Grantor by WBM Properties. See Book No. 1216, Page 1522, Office of Register of Deeds of Forsyth County, North Carolina.

SUBJECT to the unpaid balance of \$ 159,065.53 due on that certain Real Estate Mortgage or Deed of Trust in the original amount of \$164,000.00 to The Fidelity Company, Trustee, and the Beneficiary, Piedmont Federal Savings and Loan Association, dated March 31, 1978 and recorded at Book 1232 at Pages 1445-1448 in the Office of the Recorder of Forsyth County, North Carolina, which Grantee herein assumes and agrees to pay as a part of the consideration for this conveyance.

SUBJECT to all taxes, easements, restrictions, zoning ordinances and limitations of record.

The undersigned persons executing this Deed represent and certify on behalf of the Grantor, that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this Deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 2nd day of January, 1980.

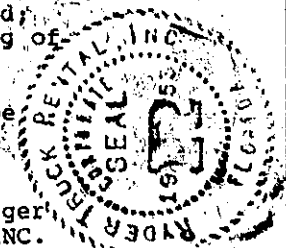
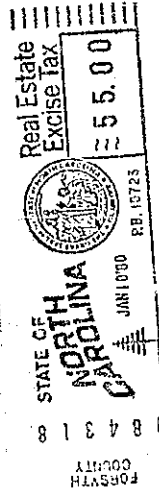
*consisting of Thomas W. Kelley, Suzanne E. Posther, and James K. Posther, Partners,

RYDER TRUCK RENTAL, INC.,
successor-in-interest by merger
to FORT WAYNE LEASING CO., INC.

By: R. C. Clifton
Executive Vice President

By: J. A. J. Morgan
Assistant Secretary

BOOK 1294 P 0608



STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

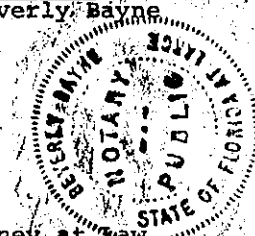
Before me, a Notary Public in and for said County and State, personally appeared RICHARD C. RECHTIEN and JEFFREY J. MURPHY, the Executive Vice President and Assistant Secretary, respectively, of RYDER TRUCK RENTAL, INC., successor-in-interest by merger to FORT WAYNE LEASING CO., INC. who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 2nd day of January, 1980.

Beverly Bayne
Notary Public, Beverly Bayne

My Commission Expires:

May 29, 1982
Resident of Dade County



This Instrument Prepared by: Vincent J. Heiny, Attorney at Law,
2000 Fort Wayne Bank Building, Fort Wayne, Indiana 46802.

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Beverly Bayne N.C.
(here give name and official title of the officer signing the certificate, passed upon)

Dade Co., Fl.

is () certified to be correct. This the 10 day of January 1980.

PRESENTED FOR
REGISTRATION
AND RECORDED

Probate fee \$1.00 paid.

Eunice Ayers, Register of Deeds

By Janet Bottoms Deputy-Assistant

JAN 10 3 20 PM '80

\$1.00pd

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

JB.

BOOK 1294 P 0609