

When recorded, return to:

Stewart Title of Sacramento  
1495 River Park Dr.  
Sacramento, CA 95815

29

Del: Newton Prof

STATE OF NORTH CAROLINA )

COUNTY OF FORSYTH )

CORPORATION DEED

*Drawn outside North Carolina*

THIS CORPORATION DEED is made this 17th day of June, 1980, by MEMCO STORES, INC., a Virginia corporation, Grantor, to OTR, an Ohio general partnership, Grantee;

WITNESSETH THAT:

The Grantor, in consideration of One Hundred Dollars and other valuable considerations (\$100.00 & o.v.c.) to it paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to Grantee, its successors and assigns, a certain tract or parcel of land in Winston-Salem, Forsyth County, North Carolina, bounded as follows:

BEGINNING at an iron in the North right-of-way margin of Silas Creek Parkway, said iron being the Southeast corner of the tract deeded to Shelton Companies in Deed Book 1229, page 1291, Forsyth County, N. C. Registry; Thence from point of Beginning and running with the East line of said Shelton tract N 00° 15' 00" E 907.63 feet to an iron in the south right-of-way margin of Southern Railway right-of-way, thence with the said South right-of-way margin N 86° 27' 57" E 680.49 feet to an iron, thence with the West line of Grove Garden Development (PB10 PG 70) S 01° 20' 09" E 88.07 feet to an iron, then S 88° 37' 59" W 19.54 feet to an iron, thence S 00° 14' 28" W 522.84 feet to an iron, thence on new lines N 89° 45' 32" W 215.00 feet to a point thence S 00° 14' 28" W 170.00 feet to a point, thence N 89° 45' 32" W 35.00 feet to a point, thence S 00° 14' 28" W 44.65 feet to a point, thence N 89° 45' 32" W 185.00 feet to a point, thence S 00° 14' 28" W 158.51 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 93.89 feet to an iron, said arc having a chord of N 82° 26' 46" W 93.89 feet, thence N 81° 11' 00" W 135.43 feet to the point and place of BEGINNING. Containing 11.892 acres or 518,030 sq. ft., being part of Tax Lot 107B, Block 3442, Deed Book 1004, page 199, recorded in the Register of Deeds, Forsyth County, North Carolina.

AND CONVEYED HERewith and as appurtenant to the above tract the following easement:

BEGINNING at an iron in the West line of the parcel hereinabove conveyed, said iron being the Northeast corner of the tract deeded to Shelton Companies, in Deed Book 1229, page 1291, Forsyth County, N. C. Registry; Thence from point of Beginning and running with the North line of said Shelton tract N 39° 45' 00" W 560.57 feet to an iron in the East right-of-way margin of the University Parkway, thence with the said East right-of-way margin N 03° 48' 00" E 36.07 feet to a point, thence on a new line S 89° 45' 00" E 558.34 feet to a point in the West line of the parcel hereinabove conveyed, thence with said West line S 00° 15' 00" W 36.00 feet to the point and place of BEGINNING. Containing 0.462 acres or 20,140 sq. ft., being part of Tax Lot 107B, Block 3442, Deed Book 1004, page 199, recorded in the Register of Deeds, Forsyth County, North Carolina.

ALL SUBJECT TO AND TOGETHER WITH all easements, covenants, conditions, restrictions, rights and liabilities as set forth in that certain Declaration of Restrictions and Grant of Easements dated April 25, 1979 and recorded in the Official Records of Forsyth County on April 25, 1979, in Book 1269, at page 956.

TOGETHER WITH a perpetual easement for a Storm Detention Structure in Winston-Salem, Forsyth County, North Carolina, bounded as follows:

BEGINNING at a point in the intersection of the North margin of a 36 ft. access and utility easement and the West property line of the property hereinabove conveyed, said point being North 00° 15' 00" E 36.00 feet from the Northeast corner of the tract deeded to The Shelton Companies in Deed Book 1229, page 1291 as recorded in Office of Register of Deeds, Forsyth County, N. C.; and thence from point of Beginning and running with the North margin of said 36 ft. easement North 89° 45' 00" W 160.00 feet to a point; thence on a new line North 36° 46' 44" E 268.81 feet to a point in the West line of the property hereinabove conveyed; thence with the West line of the property hereinabove conveyed South 00° 15' 00" W 216.00 feet to the point and place of Beginning, containing 17,280 square feet.

SUBJECT TO the rights of others for ingress and egress for vehicular and pedestrian traffic to Silas Creek Parkway Extension over, through and across the parcel of land described as follows:

BEGINNING at an iron in the North right-of-way margin of Silas Creek Parkway, said iron being the Southeast corner of the tract deeded to Shelton Companies in Deed Book 1229, page 1291, Forsyth County, N.C. Registry; Thence from point of Beginning and running with the East line of said Shelton tract N 00° 15' 00" E 449.75 feet to a point, thence on a new line S 89° 45' 00" E 36.00 feet to a point, thence S 00° 15' 00" W 455.17 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, N 81° 11' 00" W 36.41 feet to the point and place of BEGINNING. Containing 0.374 acres or 16,288 sq. ft., being a part of Tax Lot 107B, Block 3442, Deed Book 1004, page 199, recorded in the Register of Deeds, Forsyth County, North Carolina.

SUBJECT FURTHER to the following:

1. Easement to Duke Power Company recorded in Deed Book 1294, Page 144 of the Forsyth County Registry.
2. Easements for sewer lines, manholes and storm sewers, as shown on plat of survey by Gupton Skidmore Associates, dated December 20, 1978, as revised May 16, 1980.

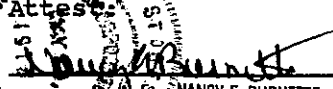
EXCEPTING THEREFROM all right, title and interest of Grantor in and to all trade fixtures and equipment now or hereafter located in or upon any improvements located upon the above described real estate, or in or upon the above described real estate, whether or not affixed or attached to said improvements or real estate.

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land and all privileges and appurtenances thereto belonging to the said Grantee, its successors and assigns, to its only use and behoof forever;



AND THE SAID Grantor covenants to and with the said Grantee, its successors and assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from

all encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, the said Grantor has caused these presents to be signed by its Vice President, attested to by its Secretary, and has caused its Common Seal to be affixed hereto.

(Corporate Seal)  
Attest:  
  
NANCY E. BURNETTE  
SECRETARY  
DRAWN OUTSIDE OF FORSYTH COUNTY  
North Carolina

MEMCO STORES, INC.,  
a Virginia corporation

By  R. C. BIAGI, VICE PRESIDENT  
By  I. OWEN  
VICE PRESIDENT

087297	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 312.00
--------	--	-------------------------------------

087292	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087295	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087291	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087296	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087290	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087294	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087289	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

087293	STATE OF NORTH CAROLINA JUN25'80 RD. 10723	Real Estate Excise Tax 500.00
--------	--	-------------------------------------

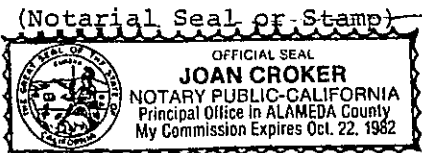
DECK 1306P0648

STATE OF CALIFORNIA - COUNTY OF ALAMEDA

This 17th day of June, 1980, personally came before me, Joan Croker, a notary public, Nancy E. Burnette who, being by me duly sworn, says that (s)he knows the Common Seal of Memco Stores, Inc., a Virginia corporation, and is acquainted with R.C. Biagi and I. Owen who are the Vice Presidents of said Corporation, and that (s)he, the said Nancy E. Burnette is the \_\_\_\_\_ Secretary of the said Corporation, and saw the said Vice Presidents sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by one of said Vice Presidents, and that (s)he, the said Nancy E. Burnette signed his (her) name in attestation of the execution of said instrument in the presence of said Vice Presidents of said Corporation.

Witness my hand and notarial seal or stamp this the

17th day of June, 1980.



Joan Croker  
Notary Public

My commission expires: October 22, 1982.

NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate\_\_ of Joan Croker  
Here give name

N.P. Alameda Co. Calif.  
and official title of the officer signing the certificate\_\_ passed upon) is (~~are~~) certified to be correct. This the 25 day of June, 1980.

Probate and filing fees \$ 2.00 paid.

Drafted by: \_\_\_\_\_.

EUNICE AYERS, REGISTER OF DEEDS

By Jessie Golden  
Deputy ~~Assistant~~

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUN 25 1 52 PM '80

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

AMS

BOOK 1306P0649