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OF STATE



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STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

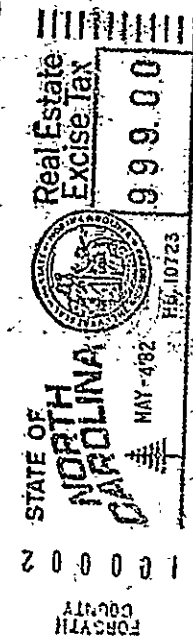
PARTNERSHIP DEED

THIS PARTNERSHIP DEED is made this 30th day of April, 1982, by OTR, an Ohio general partnership, Grantor, to MEMCO STORES, INC., a Virginia corporation, Grantee:

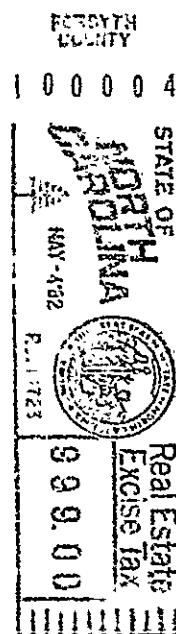
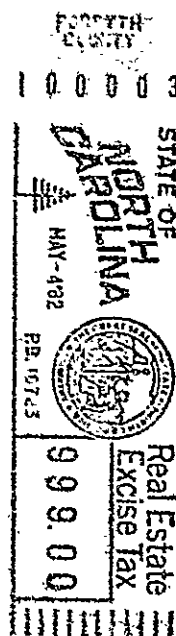
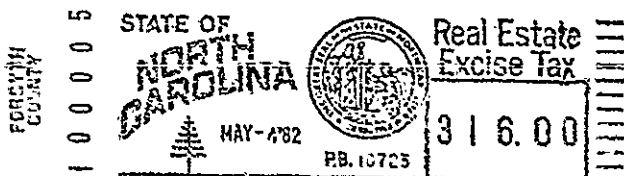
WITNESSETH THAT:

The Grantor, in consideration of One Hundred Dollars and other valuable considerations (\$100.00 & o.v.c.) to it paid by Grantee, its successors and assigns, 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 (PB 10 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.



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BOOK 136 TP 1511

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 89° 45' 00" W 560.57 feet to an iron in the East right-of-way margin of 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 other 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 the Shelton Companies as set forth  
in Easement Agreement dated February 25, 1978 and recorded March  
3, 1978 in Book 230, Page 1, Forsyth County Registry.
2. Easement to Duke Power Company recorded in Deed  
Book 1294, Page 144 of the Forsyth County Registry.
3. 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.
4. Lease between Grantor and Grantee dated June 10,  
1980, a Memorandum of which was recorded June 25, 1980 in Book  
1306, Page 650 in the Office of the Register of Deeds of Forsyth  
County.
5. Notice of Lien dated July 30, 1980 recorded in  
Judgment Book 81, Page 104, Forsyth County Registry.

Grantor hereby assigns unto Grantee, its successors  
and assigns, all of its interest as Landlord in and to that  
certain Lease dated June 10, 1980 between Grantor, as Landlord,  
and Grantee, as Tenant, relating to the parcel of land being

herein conveyed, a Memorandum of which was recorded June 25, 1980 in Book 1306, Page 650 of the Office of the Register of Deeds of Forsyth County, to the end and intent that the interests of both the Landlord and Tenant shall be merged into Grantee and the aforesaid Lease shall be terminated and extinguished as of the date of recordation hereof.

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 one of the partners of OTR, an Ohio general partnership.

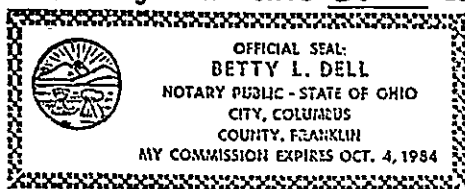
OTR,  
an Ohio general partnership

By Stephen A. Mitchell  
Stephen A. Mitchell, General Partner

STATE OF OHIO }  
COUNTY OF FRANKLIN } TO WIT:

I, Betty L. Dell, a Notary Public in and for the County and State aforesaid do hereby certify that Stephen A. Mitchell, Partner of OTR, a General Ohio Partnership, whose name is signed to the foregoing instrument, has personally appeared before me in my County and State aforesaid and acknowledged the same.

Given under my hand this 30th day of April, 1982



Betty L. Dell  
Betty L. Dell

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Betty L. Dell N.P. Franklin Co  
(here give name and official title of the officer signing the certificate—passed upon)

is (are) certified to be correct. This the 4th day of May, 19 82

Probate fee \$1.00 paid.

PRESENTED FOR Eunice Ayers, Register of Deeds  
REGISTRATION  
AND RECORDED By Jessie Adden Deputy ~~Register~~

MAY 4 1 20 PM '82

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

BOOK 136 TP 1514

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