

DRAWN OUTSIDE OF NORTH CAROLINA
Draftsman's Signature Not Required

Harrington Box



42

WARRANTY DEED

THIS INDENTURE, made the 9th day of February, 1984 by and between STEAK AND ALE OF NORTH CAROLINA, INC., a Nevada corporation ("Grantor") and S & A LEASING CORP., a Delaware corporation ("Grantee"),

WITNESSETH, that the Grantor, in consideration of Ten and no/100 Dollars (\$10.00), paid by Grantee, the receipt and sufficiency of which is hereby acknowledged does hereby grant and release unto Grantee and its successors and assigns forever;

All that certain plot, piece, or parcel of land, with the improvements thereon erected, situate, lying, and being in the City of Winston-Salem, County of Forsyth, State of North Carolina ("Property"), which Property is more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

THIS CONVEYANCE is an intra-company transfer between subsidiary corporations under the common control of the same parent corporation and is being performed for administrative purposes only. This conveyance is a bona fide transaction not involving a transfer of cash or other assets from Grantee to Grantor.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to the Property;

No Taxable Consideration QMT

TO HAVE AND TO HOLD the Property herein granted unto the Grantee, its successors and assigns forever.

THE EFFECTIVE DATE of this transfer of title shall be February 9, 1984.

IN WITNESS WHEREOF, the Grantor has caused this indenture to be executed and its seal to be affixed hereto the day and year first above written.

ATTEST:

GRANTOR:

Margi M. McLean
Margi M. McLean
Assistant Secretary

STEAK AND ALE OF NORTH CAROLINA, INC.
BY: Hal W. Smith
Hal W. Smith
President

STATE OF TEXAS

COUNTY OF DALLAS

This 9th day of February, 1984, personally came before me Lisa A. Young who, being by me duly sworn says that he is President of STEAK AND ALE OF NORTH CAROLINA, INC., a Delaware corporation, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said STEAK AND ALE OF NORTH CAROLINA, INC., and that said writing was signed and sealed by him in behalf of the said corporation by its authority duly given. And the said President acknowledged the said writing to be the act and deed of said corporation.



Lisa A. Young
Notary Public

My commission expires:

11-10-87

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Lisa A. Young N.P. Dallas (here give name and official title of the officer signing the certificate—passed upon)

Co., Texas

is (are) certified to be correct. This the 14th day of Feb. 19 84.

PRESENTED FOR
REGISTRATION
AND RECORDED
Probate fee \$1.00 paid.

Eunice Ayers, Register of Deeds
By Crystal Clinard Deputy-Assistant

FEB 14 12 16 PM '84

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

AMS # 7.00

BOOK 1429 P 0737

EXHIBIT A

All that piece or parcel of land located in the City of Winston-Salem, County of Forsyth and State of North Carolina.

BEGINNING at an iron stake, being the intersection of the East right of way line of Bethesda Road in the South right of way of the Southern Railway; running thence with the Southern Railway right of way, North $53^{\circ}07'$ East 52.06 feet to an iron stake; continuing thence North $53^{\circ}31'$ East 93.94 feet to an iron stake; running thence South $36^{\circ}07'13''$ East 144.26 feet to an iron stake; running thence North $83^{\circ}01'$ East 26.87 feet to an iron stake; running thence South $06^{\circ}59'$ East 71.21 feet to an iron stake; running thence South $83^{\circ}01'$ West 224.00 feet to an iron stake in the East right of way line of Bethesda Road; running thence with the east right of way line of Bethesda Road, North $06^{\circ}59'$ West 125.00 feet to the point and place of beginning, containing 31,800 square feet, more or less, and being in accordance with a survey by John G. Bane, Registered Land Surveyor; being a portion of the property described in Deed Book 970 at Page 296, Forsyth County Registry.