

Drafted by: Clarence R Lamb Jr. - box

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NORTH CAROLINA
FORSYTH COUNTY

RELEASE AND QUITCLAIM AGREEMENT

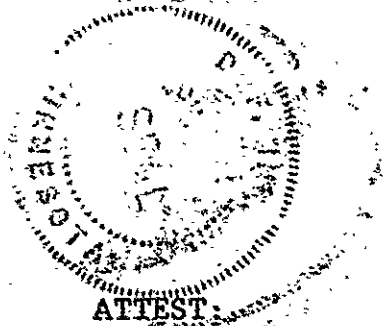
This Release and Quitclaim Agreement is entered into this the 27th day of March, 1987, by DAIRY QUEEN FINANCIAL, INC., a Minnesota Corporation, hereinafter referred to as Grantor to A & L PARTNERS, a North Carolina General Partnership, hereinafter referred to as Grantee.

In consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor hereby conveys to the Grantee any right, title or interest including any interest held as Lessee, Lessor or otherwise it may have in property located in Kernersville, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the northwest corner of Mattie Leak in the south side of Main Street in Kernersville, North Carolina, said iron stake also being South 36° 18' East 9.50 feet from a south curb-line of said Main Street and continuing thence South 36° 18' East 197.29 feet to an iron stake; thence South 40° 39' West 162.35 feet to an iron stake; thence North 46° 25' West 219.82 feet to an iron stake in the south side of Main Street; thence North 48° 36' East 197.10 feet to the point and place of beginning as surveyed on July 2, 1969, by Joseph E. Franklin. (RLS).

The above-described lot is also known as Lots 101, 102A and 102B on the Forsyth County Tax Maps, Block 2109.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.



GRANTOR:
DAIRY QUEEN FINANCIAL, INC. now known as DQF, INC.
a Minnesota Corporation

By: John F. Hockett
Vice-President

Hegman E. Nelson
Secretary

NO TAXABLE CONSIDERATION
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GRANTEE:

A & L PARTNERS,
a North Carolina General Partnership

Hal G. Allen (Seal)
Partner

Partner (Seal)

MINNESOTA
~~North Carolina~~ Hennepin County

I, Shirley E. Boettcher, a Notary Public of Hennepin
County, certify that Herman E. Nelson personally
appeared before me this day and acknowledged that he is
Secretary of DAIRY QUEEN FINANCIAL, INC., a Minnesota
corporation, and that by authority duly given and as the act of
the corporation, the foregoing instrument was signed in its name
by its Vice President, sealed with its corporate seal and
attested by Herman E. Nelson as its
Secretary.

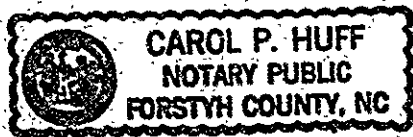
Witness my hand and official stamp or seal, this 24th day of
March, 1987.

Shirley E. Boettcher
Notary Public

My commission expires: 6-21-91

North Carolina Forsyth County

I, Carol P. Huff, a Notary Public of Forsyth
County, North Carolina, certify that Hal G. Allen
~~partner and~~ partner, of A & L
PARTNERS, a North Carolina General Partnership, personally
appeared before me this day and acknowledged the execution of
the foregoing instrument. Witness my hand and official stamp or
seal, this 4th day of June, 1987.



Carol P. Huff
Notary Public

My commission expires: 11/30/90

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Shirley E. Boettcher, N.P. Hennepin Co.
(here give name and official title of the officer signing the certificate passed upon)

Minnesota and Carol P. Huff, N.P. Forsyth Co., N.C.

is (are) certified to be correct. This the 4th day of June, 1987
PRESENTED FOR
REGISTRATION OF
AND RECORDED

L. E. Speas, Register of Deeds

By Malinda Huffstetter Deputy

Probate and Filing Fee \$ 6.50

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

1612P1260