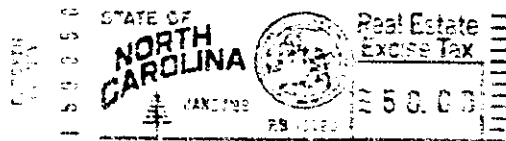


Drafted by: James W. Armentrout

To: K & M Contractors, Inc. 2361 Farrington Point Drive, Winston-Salem, NC 27116
(Name) (Street and Number) (City) (State) (Zip)
 Mail future tax bills to: K & M Contractors, Inc. 2361 Farrington Point Drive, Winston-Salem, NC 27116
(Name) (Street and Number) (City) (State) (Zip)

THIS CORPORATION DEED, made this 27th day of January, 1989, by
Ramey, Inc., a North Carolina Corporation a Corporation of Winston-Salem, Forsyth County,
 North Carolina, party of the first part, to K & M Contractors, Inc. A North Carolina
Corporation of Forsyth County, North Carolina, part y of the second part, WITNESSETH:
 that said party of the first part in consideration of Ten dollars and other valuable considerations
 (\$ 10.00 o.v.c.) and other valuable considerations to it paid by part y of the second part, receipt of which is hereby
 acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and
its heirs and assigns, a certain tract or parcel of land in Broadway Township, Forsyth County, North Carolina,
 bounded as follows:

Attachment A (1 page)



PROPERTY ADDRESS Farrington Point Drive, Winston-Salem, NC 27107 BLOCK 2597 LOT Pt. Lts. 21E & 22G, & Lots 22J & 402E

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

AND THE SAID party of the first part covenants to and with the said part y of the second part and its heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, 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 party of the first part has caused these presents to be signed by its _____ President, attested by its _____ Secretary, and has caused its Common Seal to be affixed hereto.

(Corporate Seal or Stamp) Ramey, Inc.
 Attest: Dian Ramey Secretary By C. J. Ramey President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 27th day of January, 1989, personally came before me, James W. Armentrout
 a notary public, Dian Ramey who, being by me duly sworn, says that he knows the
(Name of Secretary or Asst. Secretary)
 Common Seal of Ramey, Inc. and is acquainted with C. J. Ramey
 who is the _____ President of said Corporation, and that he, the said Dian Ramey
 is the _____ Secretary of the said Corporation, and saw the said _____ President sign the foregoing instrument, and saw
 the Common Seal of said Corporation affixed to said instrument by said _____ President, and that he, the said _____
Dian Ramey signed her name in attestation of the execution of said instrument
(Name of Secy. or Asst. Secy.)
 in the presence of said _____ President of said Corporation.

(Notary Seal or Stamp) James W. Armentrout Notary Public
 My commission expires: 3/27/92

NORTH CAROLINA - Forsyth County
 The foregoing (or annexed) certificate of James W. Armentrout N.P.
Forsyth Co. NC
 is (are) certified to be correct. This the 27th day of January, 1989.
 Probate and filing fees \$ 8.00 paid.

L. E. SPEAS
 REGISTER OF DEEDS
 FORSYTH CO. NC

L. E. Speas, Register of Deeds
 By Jessie Miller Deputy Assistant

BEGINNING at a point in the southwestern corner of the Anthony T. Kimmer property as recorded in Deed Book 1635, page 251, Forsyth County Registry; running thence south with the eastern line of new Highway 311 south 15° 01' east 195.65 feet to a monument; thence south 14° 51' 30" east 80.43 feet to a monument, thence south 20° 45' 30" east 190.22 feet to a point, a new corner; running thence on a new line north 67° 52' 36" east 226.36 feet, to a point in the western line of the Aerosol Partners property as recorded in Deed Book 1543, page 0554, Forsyth County Registry; running thence with the western line of the Aerosol Partners north 19° 55' west 95.0 feet, more or less, to an iron; running thence north 23° 06' west 100.0 feet; running thence north 37° 16' 30" west 61.36 feet; running thence north 3° 16' east 113.69 feet to the southeastern corner of Kimmer in Book 1635, page 251; running thence with the southern line of Kimmer north 86° 21' west 246.65 feet to an iron stake, the point and place of BEGINNING; same containing 2.00 acres, more or less, and being part of Lnts 21E and 22G, and lots 22J and 402E, Tax Block 2597, Forsyth County Tax Collectors Maps.

There is excepted from the above described tract 30 feet on the west side parallel with and adjacent to the centerline of Farrington Point Drive, which said 30 feet is the right-of-way for Farrington Point Drive; and which point extends into the property 100.00 feet as if Farrington Point was extended that far and no further;

Grantor also herewith conveys unto Grantee, its successors and assigns, a non-exclusive easement 60 feet wide for ingress from Sprague Street to the above-described tract, which said easement is referred to as Farrington Point Drive and the centerline of which said 60 foot easement is as follows:

Beginning at an iron stake, which said iron stake is located at the intersection of the centerline of Farrington Point Drive and the southern right-of-way line of Sprague Street, from said beginning point South 3° 16' West 940.37 feet to the end of a cul de sac.

1659-3408