

McNamee Bof
J
FORSYTH CO, NC 279 FEE: \$ 12.00
PRESENTED & RECORDED: 04/14/1998 4:23PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK1997 P1023 - P1025 *LCampbell*

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to: William I. Gulliford, III, Esquire, Rogers, Towers, Bailey, Jones & Gay, 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida, 32207

This instrument was prepared by William I. Gulliford, III, Esquire

Brief description for the Index

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 9th day of March, 1998, by and between

GRANTOR

OTR/MIDLAND REALTY HOLDINGS, LTD., an
Ohio limited liability company
c/o Midland Development Group, Inc.
12655 Olive Boulevard, Suite 200
St. Louis, Missouri, 63141

GRANTEE

REGENCY CENTERS, L.P., a Delaware limited
partnership
c/o Regency Realty Corporation
121 West Forsyth Street, Suite 200
Jacksonville, Florida 32202

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

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see Exhibit "A" attached hereto.

This nonwarranty deed is executed and delivered by the Grantor for the sole purpose of evidencing a transfer of the above-referenced property by operation of law resulting from the merger of the Grantor into the Grantee pursuant to that certain Contribution Agreement dated January 12, 1998, by and among Regency Realty Corporation and Midland Development Group, Inc.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1949, page 0822, Forsyth County
Registry

A map showing the above described property is recorded in Plat Book 38 pages 119, 120 & 121, and in Plat Book
39, page 55 and in Plat Book 39, page 136

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in
fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its
corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above
written.

OTR/MIDLAND REALTY HOLDINGS, LTD.,
an Ohio limited liability Company (SEAL)

(SEAL)

By: Midland Realty Holdings, LLC,
a Missouri limited liability company,
Its Managing Member (SEAL)

(SEAL)

By: Lee S. Wielansky (SEAL)
Managing Member

(SEAL)

ATTEST

(SEAL)

Secretary (Corporate Seal)

SEAL-STAMP NORTH CAROLINA, _____ County.

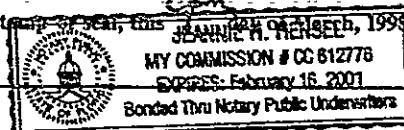
I, _____, a Notary Public of the County and State aforesaid, certify that _____
Grantor, personally
appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp
or seal, this _____ day of _____, 19____.

My commission expires: _____
Notary Public

SEAL-STAMP STATE OF FLORIDA, DUVAL County.

I, JEANNIE HENSEL, a Notary Public of the County and State aforesaid, certify that Lee S.
Wielansky, personally came before me this day and acknowledged that he is a Managing Member of Midland Realty
Holdings, LLC, a Missouri limited liability company, the Managing Member of OTR/Midland Realty Holdings, Ltd., an Ohio
limited liability company, and that by authority duly given and as the act of the Managing Member, the foregoing instrument
was signed on behalf of OTR/Midland Realty Holdings, Ltd.

Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____
Notary Public



The foregoing Certificate(s) of Jeannie M. Hensel, N.P.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
first page hereof.

WILLIE C. WOOD, REGISTER OF DEEDS
COUNTY

REGISTER OF DEEDS FOR

FORSYTH

By [Signature] Deputy/Assistant - Register of Deeds

N.C. Bar Assoc. Form No. 7 © 1977 - James Williams & Co., Inc., Box 127, Yadkinville, N.C. 27355
Printed by Agreement with the N.C. Bar Assoc. - 1981

was:reglmt\kernersv\nc.qcd

BK1997 P1024

(KERNERSVILLE)

Exhibit "A"

Legal Description of Property

BEING all of Lots 1 and 2 as shown on that certain map consisting of three pages, entitled "Final Plat Kernersville Shopping Center Century Place Boulevard", dated August 7, 1995 and recorded in Plat Book 38, Pages 119, 120 and 121, Forsyth County Registry and plat recorded in Plat Book 39, Page 55 and Plat Book 39, Page 46, Forsyth County Registry.

TOGETHER WITH and including all of the right, title and interest of Grantor in and to the non-exclusive easements appurtenant to any or all of said Lots 1 and 2 created in (1) that certain Declaration of Reciprocal Easements and Restrictions recorded in Book 1868, Page 3681, Forsyth County Registry, (2) that certain Deed of Easement recorded in Book 1868, Page 3663, Forsyth County Registry, (3) that certain Slope Easement Agreement recorded in Book 1667, Page 820, Forsyth County Registry, (4) that certain map recorded in Plat Book 38, Pages 119, 120, and 121, Forsyth County Registry; (5) that certain map recorded in Plat Book 39, Page 55, Forsyth County Registry; (6) that certain map recorded in Plat Book 39, Page 136, Forsyth County Registry; (7) that certain map recorded in Plat Book 39, Page 46, Forsyth County Registry; (8) or Deed of Easement recorded in Book 1940, Page 2088, Forsyth County Registry.

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original

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