

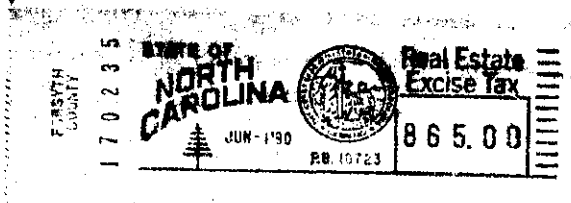
148 1011 BK 1694 20369

PRESENTED FOR
REGISTRATION
AND RECORDED

JUN 1 2 53 PM '90

W. E. PEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

\$10.00 PD



Excise Tax Stamps \$865.00

Recording Time, Book and Page

Tax Lot No. 22, 23, 24, & 25, Block 5409B Parcel Identifier No.

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

Mail after recording to Raymond D. Thomas - Box

This instrument was prepared by Raymond D. Thomas

Brief description for the Index Lots 22, 23; 24, & 25 Industrial Park I, Sec II & I

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1 day of June, 1990, by and between

GRANTOR

GRANTEE

KERNERSVILLE PLAZA ASSOCIATES,
A North Carolina General Partnership

BME, Ltd.

MAILING ADDRESS:
242 North Cherry Street
Kernersville, NC 27284
PROPERTY ADDRESS:
128 Furlong Industrial Drive
Kernersville, NC 27284

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, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 22 and 23 of Industrial Park I Section Two as set forth in Plat Book 31 at Page 141, Forsyth County Registry and also designated as Lots 24 and 25 of Industrial Park I Section One as set forth in Plat Book 31 at page 140, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The above described property is further known and designated as Tax Lots 22, 23, 24, and 25 of Tax Block 5409B, Kernersville Township of the Forsyth County Tax Maps.

In addition to the property hereinabove, the Grantors deed, grant, and convey to the Grantees herein their heirs, successors, and assigns that perpetual drainage easement which shall be appurtenant to and run with the above described property and which easement is more particularly described in Deed Book 1694 at page 366, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 31 page 140 & 141

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements and/or restrictions of record, if any, and 1990 ad valorem taxes.

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.

KERNERSVILLE PLAZA ASSOCIATES, a North Carolina General Partnership

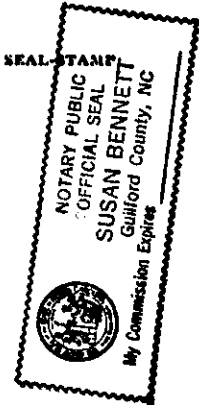
By: John Paul Linville (SEAL) John Paul Linville, Partner, Individually and as Attorney-in-Fact for Joyce Griffin Linville, Partner, Kenneth Forrest Payne, Partner, Shelby Linville Payne, Partner, and Jane B. Page, Partner.

By: George C. Page (SEAL) George C. Page, Partner, Individually and as Attorney-in-Fact for Joyce Griffin Linville, Partner, Kenneth Forrest Payne, Partner, Shelby Linville Payne, Partner, and Jane B. Page, Partner.

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that George C. Page, Partner and John Paul Linville, Partner, Partners in Kernersville Plaza Associates, a North Carolina General Partnership Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of June, 1990.

My commission expires: 8-5-92 Susan Bennett Notary Public



The foregoing Certificate(s) of

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.

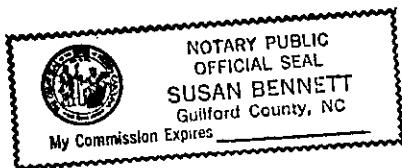
REGISTER OF DEEDS FOR..... COUNTY

By Deputy/Assistant - Register of Deeds

I, Susan Bennett, a Notary Public of Guilford County, North Carolina, do hereby certify that JOHN PAUL LINVILLE and GEORGE C. PAGE, Attorneys-in-Fact for Joyce Griffin Linville, Partner; Kenneth Forrest Payne, Partner; Shelby Linville Payne, Partner; and, Jane B. Page, Partner, being all Partners of Kernersville Plaza Associates, a North Carolina General Partnership, personally appeared before me this day, and being by me duly sworn, says that they executed the foregoing and annexed instrument for and in behalf of Joyce Griffin Linville, Partner; Kenneth Forrest Payne, Partner; Shelby Linville Payne, Partner; and, Jane B. Page, Partner, being all Partners of Kernersville Plaza Associates, a North Carolina General Partnership, and that their authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, on Nov. 11, 1988 in Book 1654, Page 2106, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney; that the said JOHN PAUL LINVILLE and GEORGE C. PAGE acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Joyce Griffin Linville, Partner; Kenneth Forrest Payne, Partner; Shelby Linville Payne, Partner; and, Jane B. Page, Partner, being all Partners of Kernersville Plaza Associates, a North Carolina General Partnership.

I do further certify that I am not a party to the attached instrument.

Witness my hand and official seal this 1st day of June, 1990.



Susan Bennett
Notary Public

My commission expires: 8-5-92

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate is of Susan Bennett N.P.
(here give name and official title of the officer signing the certificate—passed upon)
Guilford Co. NC

is ~~not~~ certified to be correct. This the 1st day of June 19 90.

L. E. Speas, Register of Deeds

By Ania Childress Deputy

Probate and Filing Fee \$ _____ paid.