

REVENUE STAMPS \$650.00

246

Tax Lot No. _____ Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____ 1992 by _____

Mail after recording to: Sam Booth Box

This instrument was prepared by: Stephen A. Johnson

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 1992, by and between

GRANTOR

GRANTEE

R.J. Reynolds Tobacco Company

C.W. Myers Trading Post, Inc.

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, that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

FORSYTH

09-16-92

STATE OF
NORTH
CAROLINA



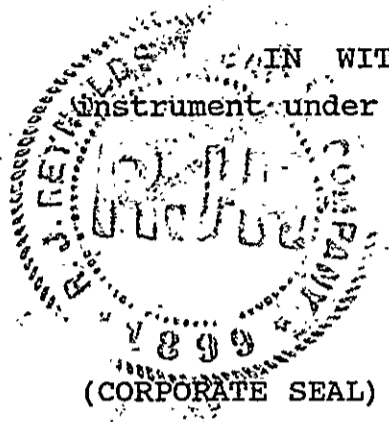
\$650.00

Real Estate
Excise Tax

title against the lawful claims of all persons, subject to the following exceptions:

Easements and restrictions of record and 1992 and valorem taxes to be pro rated as of closing.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal, the day and year first above written.



R.J. REYNOLDS TOBACCO COMPANY

BY: Kim Keiser VICE President

(CORPORATE SEAL)

ATTEST:

David Kirk Tate Secretary

NORTH CAROLINA--FORSYTH COUNTY

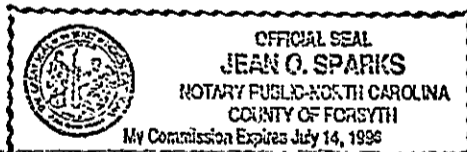
This 31st day of August, 1992, personally came before me, the undersigned notary public, Kim Keiser David Kirk Tate who, being by me duly sworn, says that he knows the common seal of R. J. REYNOLDS TOBACCO COMPANY, and is acquainted with Kim Keiser who is the Vice President of said Corporation, and that he, the said David Kirk Tate, is the Vice Secretary of the said Corporation and saw the said Vice President sign the foregoing instrument, and saw the common seal of the said corporation affixed to said instrument by said Vice President and that he, the said David Kirk Tate secretary, signed his name in attestation of the execution of said instrument in the presence of said Vice President of said Corporation.

Witness my hand and official seal this 31st day of August, 1992.

Jean O. Sparks Notary Public

My commission expires:

July 14, 1996



STATE OF NORTH CAROLINA--Forsyth County

The foregoing (or annexed) certificate of Jean O. Sparks N.P. (Official title of the officer signing the certificate passed upon)

is (is) certified to be correct. This the 16th day of Sept, 1992

92 SEP 16 1992, Register of Deeds

Probate and Filing Fee \$

14.00 paid L.E. SPEAS REGISTER OF DEEDS FORSYTH CO. N.C.

Pat Daw

By Jessie Golden Deputy

TRACT I:

Situated on the south side of Twenty Seventh Street, in the City of Winston-Salem, N.C., Beginning at an iron stake on the south side of Twenty-Seventh Street, running thence in an easterly direction along the south side of said Twenty-Seventh Street One Hundred and Eighty-Eight (188) feet to an iron stake on the south side of said street, running thence in a southerly direction One Hundred and Thirty (130) feet to an iron stake, thence running in a westerly direction One Hundred and Eighty-Three (183) feet to an iron stake in the line of lot of R.J. Reynolds, thence running in a northerly direction along the line of the lot of said R.J. Reynolds One Hundred and Thirty (130) feet to the point of beginning, the same being Lots Nos. 13, 14, 15 and 16 of the property of James E. Ziglar Estate, Winston-Salem, N.C. and for map of same see plat book No. 2 page 38, office of the Register of Deeds of Forsyth County, North Carolina. Being all that property described in a Deed recorded in Book 160 at page 259, Forsyth County Registry.

TRACT II:

Beginning at an iron, the northwest corner of grantees lot recently acquired from O.W. Hanner and wife as "First Tract" under a deed recorded in book 171 page 181, in office of Forsyth County Register of Deeds, and running thence N 3 degrees 23 minutes east along a line which is an extension of the rear or westward line of said "First Tract" seventy (70) feet more or less to an iron, the southwest corner of grantees lot recently acquired from O.W. Hanner and wife as "Second Tract" under the above-mentioned deed recorded in book 171, page 181, thence north 89° 59' east along the south line of said "Second Tract" one hundred fifty (150) feet to an iron in said line; thence south 3° 23 minutes west (parallel with first line) seventy (70) feet more or less to an iron in north line of the above mentioned "First Tract" thence south 89° 59' west along said north line of "Second Tract" and parallel with second line one hundred fifty (150) feet to point of beginning, same being all of the land conveyed to grantor John L. Wagoner by deed recorded in book 72, page 158, and part of the westward portion of land conveyed to said grantor by deed in book 36, page 397 Register of Deeds office of Forsyth County. Being all that property described in a Deed recorded in Book 173 at page 36, Forsyth County Registry.

TRACT III:

Beginning at an iron at the intersection of the east line of the right of way of Norfolk & Western Railway (lying, at right angles, 25 feet from the center of the main line of said railway) and a line established by extending Eastwardly across and beyond the Norfolk & Western Railway the north line of 25th Street (also known as Reynolds Avenue) as it exists west of said Railway and as it appears on the plot of the property of North Winston Development Company in Book 43, page 70, in Forsyth County Register of Deeds office, (the bearing of which line is north 89 degrees 13 minutes east), and from said iron at the beginning point running north 89

degrees 13 minutes east 139.3 feet to an iron in the line of a lot lately purchased by R.J. Reynolds Tobacco Company from O.W. Hanner; thence north 3 degrees 23 minutes east 214.55 feet along the line of R.J. Reynolds Tobacco Company (formerly O.W. Hanner, J.L. Waggoner and O.W. Hanner) to an old Stone monument long in existence and recognized as a corner between the lands hereunder conveyed and the lands of O.W. Hanner and of F.P. Alspaugh both recently conveyed to R.J. Reynolds Tobacco Company; thence north 7 degrees 21 minutes west along the line of R.J. Reynolds Tobacco Company (formerly F.P. Alspaugh and J.E. Ziglar) 197.29 feet to an iron which is 3.75 feet southward from an old stone monument marking the northwest corner of R.J. Reynolds Tobacco Company (formerly J.E. Ziglar); thence south 89 degrees 13 minutes west 44.9 feet to an iron in the line of the right of way of the Norfolk & Western Railway which iron is 25 feet, measured at right angles, from the center of the main track of said railway; thence south 11 degrees 15 minutes west with the right of way 419.55 feet to the point of beginning, the same containing 41,731 square feet more or less. Being all that property described in a Deed recorded in Book 184 at page 124, Forsyth County Registry.

BK 1756 P 2248

TRACT IV:

Beginning at A.S. Waggoners corner on the Germanton road and running south 89 degrees 50' west along the line of Wagoner lot 300 feet to a stone, thence north 6 degrees and 50' west 70 feet, thence north 89 degrees 50' east 300 feet to the Germanton Road, and thence south 6 degrees and 50' east 70 feet along the west side of said road to the place of beginning the same containing 20,550 square feet, more or less. The above property was conveyed to F. P. Alspaugh and wife, L. A. Alspaugh, by deed dated October 12th 1906, from J.A. Crews and C.A. Wagoner Administrators of the estate of A.S. Wagoner. Being all that property described in a Deed recorded in Book 169 at page 225, Forsyth County Registry.

SAVE AND EXCEPT all that property described in a Deed recorded in Book 157 at page 213, Forsyth County Registry which property saved and excepted herefrom is more particularly described as follows:

Beginning at an iron, the northeast corner of the "second tract" described in a deed made by O. W. Hanner and wife to R.J. Reynolds Tobacco Company under date of June 10th, 1919, and recorded in Book 171 of deeds on page 181 in the Forsyth County Register's office, which Iron is sixteen feet and one inch to the eastward on a perpendicular from the eastern wall of the Storage shed of the grantor, and from said iron running north 7 degrees 21' west 70 feet to an iron in the south line of the property bought by the grantor from the heirs of J.E. Ziglar, deceased which iron is 8 feet one and one-half inches to the eastward on a perpendicular from the eastern wall of the Storage Shed, of the grantor; thence north 89 degrees 59' East 150 feet more or less along the south line of the property of Grantor and of the J.E. Ziglar Estate to North Liberty Street; thence southwardly along the western edge of said North Liberty Street 70 feet; thence south 89 degrees 59' west along the north line of the property of O.W. Hanner 150 feet more

6th, 1919, by deed recorded in Book 169 of Deeds on page 225 in Forsyth County Register's office.

TRACT V:

Beginning at an iron in a line established by extending eastwardly across and beyond the Norfolk and Western Railway the North line of 25th street, also known as Reynolds Ave, as it extends west of said Railway and as it appears on the plot of the property of North Winston Development Company in book 43 page 70 of Forsyth County Register of Deeds Office (the bearing of which line is N 89 degrees 13 minutes E) the iron referred to being 139.3 feet eastwardly from the intersection of the said extended street line with the east line of the right of way of the Norfolk and Western Railway lying at right angles 25 feet from the center of the main line of said Railway, and from said beginning point running north 3 degrees and 23 minutes east (along a line which is extended 214.55 feet from the point of beginning would reach and strike an old stone monument long in existence and recognized as a corner between the lands of O.W. Hanner described below as "Tract VI" and lands of F.P. Alspaugh previously conveyed to R.J. Reynolds Tobacco Company and the lands of the estate of R.J. Reynolds to the eastward, a distance of 34.55 feet to an iron J.L. Waggoners south west corner; thence north 89° 58' east 150 feet along J.L. Wagoners south line to an iron; thence south 3° 23 minutes west parallel to the first boundary line 40.4 feet to an iron thence south 89° 59' west parallel to second line 150 feet to an old iron 5.85 feet southwardly from the beginning point; thence north 3 degrees 23 minutes east 5.85 feet to the beginning point, same being the western part of the land conveyed to O.W. Hanner by North Winston Development Company et al by deed recorded in book 57 page 234, in the office of the Register of Deeds of Forsyth County, N.C.

TRACT VI:

Beginning at an iron J.L. Waggoners northwest corner (which iron lies in the line extending north 3° 23 minutes east from the beginning point of "Tract V" above to the old stone corner of Hanner, Alspaugh (now R.J. Reynolds Tobacco Company) and R.J. Reynolds Estate, referred to in "Tract V" above and is 104.55 feet northwardly from said beginning point) and running north 3 degrees 23 minutes east 110 feet to the old stone corner of the lands now or formerly of O.W. Hanner and wife, Cora Hanner, and those of R.J. Reynolds Estate and of R.J. Reynolds Tobacco Company, purchased from F.P. Alspaugh thence north 89 degrees 59 minutes east along the south line of R.J. Reynolds Tobacco Company (formerly F.P. Alspaugh) 150 feet to an iron; thence south 3 degrees 23 minutes west, parallel with first line, 110 feet to an iron in J.L. Waggoners north line; thence south 89° 59 minutes west along J.L. Waggoners north line, and parallel to the second line, 150 feet to the point of beginning same being the western part of the land conveyed to O.W. Hanner and wife, Cora Hanner, by Mary Ann Waggoner by deed recorded in book 106 page 380 in the office of the Register of Deeds of Forsyth County N.C.

Tracts V and VI are the same properties described in a Deed recorded in Book 171 at page 181, Forsyth County Registry.

RK1756 P2249