

roncannon
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314

FORSYTH COUNTY

86-30-94

\$2857.00

Drafted by: Leslie E. Browder



Real Estate
Excise Tax

GENERAL WARRANTY DEED

NORTH CAROLINA)
FORSYTH COUNTY)

BK1829 P2194

This Deed made this 14th day of April, 1994, by and between GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina limited partnership, hereinafter referred to as "Grantor", and SARA LEE CORPORATION, hereinafter referred to as "Grantee". 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 Winston-Salem, Winston Township, 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 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, rights of way and restrictive covenants of record and 1994 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance, and that reservation of easement and right of way herein reserved.

**MINOR
SUBDIVISION APPROVAL**

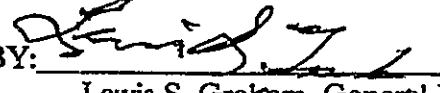
Ronald B. Furbush
DIRECTOR, CITY-COUNTY PLANNING BOARD
DATE *June 29, 1994*

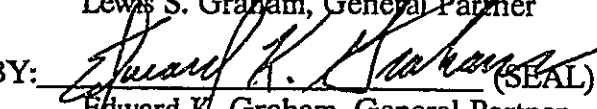
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BK1829 P2195

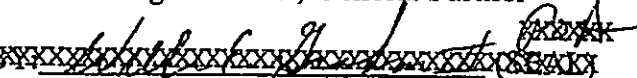
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed the day and year first above written.

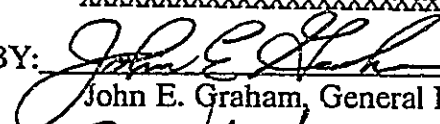
GRAHAM ENTERPRISES LIMITED
PARTNERSHIP

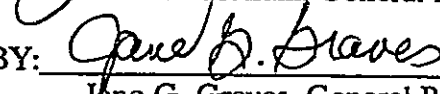
BY:  (SEAL)
Lewis S. Graham, General Partner

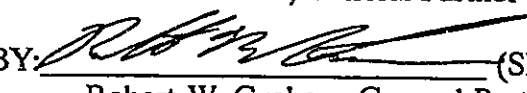
BY:  (SEAL)
Edward K. Graham, General Partner

BY:  (SEAL)
S. Page Graham, General Partner

~~BY:  (SEAL)
[Redacted], General Partner~~

BY:  (SEAL)
John E. Graham, General Partner

BY:  (SEAL)
Jane G. Graves, General Partner

BY:  (SEAL)
Robert W. Graham, General Partner

BK1829 P2196

Collectively
a General Partner

BY: Sally G. Murphy (SEAL)
Sally G. Murphy, Co-Trustee under agreement with
Katherine P. Graham dated March 8, 1994

BY: William E. Graham (SEAL)
William E. Graham, Co-Trustee under agreement
with Katherine P. Graham dated March 8, 1994

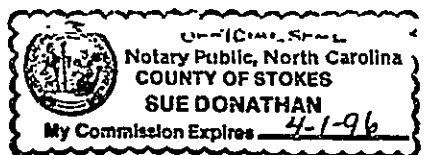
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, certify that Lewis S. Graham, a general partner of GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and notarial seal or stamp, this 14th day of April, 1994.

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



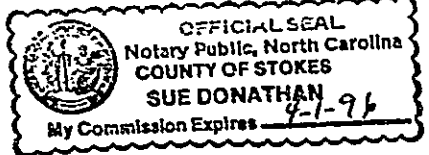
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, certify that Edward K. Graham, a general partner of GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and notarial seal or stamp, this 14th day of April, 1994.

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



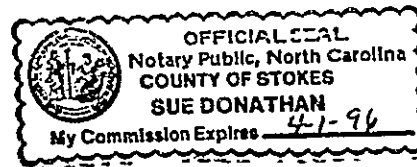
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES
County, State of North Carolina, certify that S. Page Graham, a general partner of GRAHAM
ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally
appeared before me this day and acknowledged the due execution of the foregoing instrument
for and on behalf of said partnership.

April, 1994. WITNESS my hand and notarial seal or stamp, this 14th day of

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



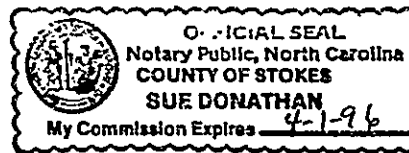
~~STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)~~

~~I, Sue Donathan, a Notary Public of STOKES
County, State of North Carolina, certify that Katherine P. Graham, a general partner of
GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership,
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument for and on behalf of said partnership.~~

~~April, 1994. WITNESS my hand and notarial seal or stamp, this 14th day of~~

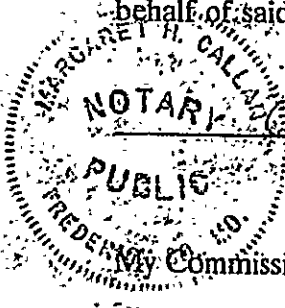
~~Sue Donathan
Notary Public~~

~~My Commission Expires:
4-1-96~~



Maryland
STATE OF NORTH CAROLINA)
COUNTY OF Frederick)

I, Margaret H. Callan, a Notary Public of Frederick County, State of North Carolina, do hereby certify that SALLY G. MURPHY, Co-Trustee under agreement with Katherine P. Graham dated March 8, 1994, General Partner of Graham Enterprises Limited Partnership, a North Carolina limited partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.



WITNESS my hand and notarial seal or stamp, this 27 day of June, 1994.

Margaret H. Callan
Notary Public

My Commission Expires: 1/1/96

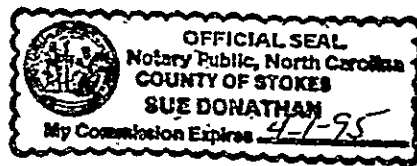
STATE OF NORTH CAROLINA)
COUNTY OF STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, do hereby certify that WILLIAM E. GRAHAM, Co-Trustee under agreement with Katherine P. Graham dated March 8, 1994, General Partner of Graham Enterprises Limited Partnership, a North Carolina limited partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and notarial seal or stamp, this 28th day of June, 1994.

Sue Donathan
Notary Public

My Commission Expires: 4-1-95



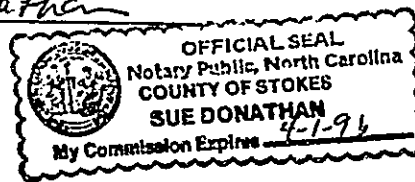
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, certify that John E. Graham, a general partner of GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and notarial seal or stamp, this 14th day of April, 1994.

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



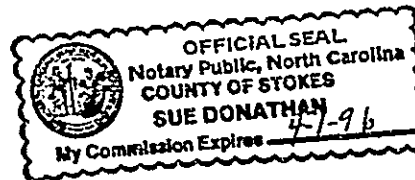
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, certify that Jane G. Graves, a general partner of GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and notarial seal or stamp, this 14th day of April, 1994.

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



BK1829 P2201

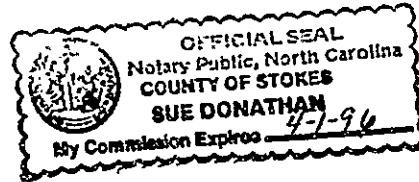
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH STOKES)

I, Sue Donathan, a Notary Public of STOKES County, State of North Carolina, certify that Robert W. Graham, a general partner of GRAHAM ENTERPRISES LIMITED PARTNERSHIP, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

April WITNESS my hand and notarial seal or stamp, this 14th day of April, 1994.

Sue Donathan
Notary Public

My Commission Expires:
4-1-96



PRESENTED FOR
REGISTRATION
STATE OF NORTH CAROLINA—Forsyth County
AND SUE DONATHAN NP. Stokes Co NC +
The foregoing (or annexed) certificate S of Margaret H. Callan NP. Frederick Co MD.
(here give name and official title of the officer signing the certificate passed upon)
'94 JUN 30 P4:46

(are) certified to be correct. This the 30th E. SPEAS June 1994
REGISTER OF DEEDS
FORSYTH CO. N.C. Speas, Register of Deeds
By Olivia Speas Deputy-Assistant

Probate and Filing Fee \$ 30.00 paid. Kelly
Zraun

BK1829 P2202

EXHIBIT "A"

TRACT ONE:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, and beginning at an iron stake in the western right of way line of Windy Hill Drive (State Road No. 2201), said iron stake being the northeast corner of that certain tract or parcel of land conveyed to Sara Lee Corporation by deed recorded in Deed Book 1777 at Page 290 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence from said beginning iron stake, along the northern boundary line of Sara Lee Corporation, North 75° 27' 43" West 650.68 feet to an iron stake; thence along a new line North 00° 03' 04" East 100.43 feet to an iron stake, said iron stake being the southwest corner of that certain tract or parcel of land described in Deed Book 1741 at Page 131 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the southern boundary line of said tract or parcel of land South 75° 25' 16" East 648.74 feet to an iron stake in the western right of way line of Windy Hill Road; thence along the western right of way line of Windy Hill Road South 00° 02' 06" East 99.99 feet to the point and place of beginning, same containing 1.422 acres, more or less, and being that same property surveyed and platted by Gale M. Brown, R.L.S. on the 14th day of October, 1993.

**MINOR
SUBDIVISION APPROVAL**

Ronald B. Frueh
DIRECTOR, CITY-COUNTY PLANNING BOARD

DATE *June 29, 1994*

BK1829 P2203

EXHIBIT "A"
Page 2

TRACT TWO:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, and beginning at an iron stake in the southern right of way line of Old Hollow Road (N.C. State Highway No. 66), said iron stake being the northwest corner of that certain tract or parcel of land described in Deed Book 1741 at Page 131 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence along the western boundary line of said tract or parcel of land and Tract One hereinabove described South 00° 03' 04" West 698.78 feet to an iron stake, said iron stake being the southwest corner of that 1.422 acre tract hereinabove described; thence along the existing northern boundary line of Sara Lee Corporation South 89° 57' 54" West 98.16 feet to an iron stake; thence along a new line North 00° 03' 04" East 724.37 feet to an iron stake in the southern right of way line of Old Hollow Road; thence along the southern right of way line of Old Hollow Road South 75° 25' 16" East 103.30 feet to the point and place of beginning, same containing 1.633 acres, more or less, and being that same property surveyed and platted by Gale M. Brown, R.L.S. on the 14th day of October, 1993.

**MINOR
SUBDIVISION APPROVAL**

Ronald B. Smith
for **DIRECTOR, CITY-COUNTY PLANNING BOARD**

DATE *June 29, 1994*

EXHIBIT "A"
Page 3

TRACT THREE:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, and beginning at an iron stake in the southern right of way line of Hanes Mill Road at its point of intersection with the eastern boundary line of North Summit Square as shown upon that plat recorded in Plat Book 35 at Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence along the southern right of way line of Hanes Mill Road the three (3) following courses and distances: South 59° 47' 44" East 723.40 feet to an iron stake; along a curve to the left, a chord course and distance of South 75° 47' 25" East 1,435.82 feet to an iron stake; and North 88° 12' 53" East 64.42 feet to an iron stake; thence along a new line the seven (7) following courses and distances: South 01° 47' 07" East 123.78 feet to an iron stake; South 50° 01' 03" West 155.00 feet to an iron stake; North 89° 10' 57" West 400 feet to an iron stake; South 41° 12' 03" West 435.40 feet to an iron stake; South 55° 39' 03" West 600 feet to an iron stake; South 80° 56' 03" West 316.80 feet to an iron stake; and South 87° 31' 03" West 512.40 feet to an iron stake in the eastern boundary line of Obne Land & Development Co.; thence North 01° 23' 03" East 533.90 feet to an iron stake; thence North 02° 13' 01" East 362.58 feet to an iron stake; thence North 00° 57' 51" East 707.14 feet to an iron stake; thence North 01° 26' 57" East 67.10 feet to the point and place of beginning, same containing 41.583 acres, more or less, and being that same property surveyed and platted by Gale M. Brown, R.L.S. on the 7th day of April, 1994.

**MINOR
SUBDIVISION APPROVAL**

Ronald B. Grubbs
for **DIRECTOR, CITY-COUNTY PLANNING BOARD**
DATE *June 29, 1994*

EXHIBIT "A"Page 4

SAVE AND EXCEPT the reservation unto the Grantor and its heirs, successors and assigns as an appurtenance to all remaining lands owned by Grantor situate south and east of the 41.583 acre tract hereinabove described of a permanent non-exclusive easement and right of way for purposes of ingress, egress and regress, with the full right of improvement, repair, maintenance and upkeep, the full right to dedicate same to public use as a public street and the further right to locate utilities therein for the benefit of Grantor's adjoining lands located to the south and east of said 41.583 acre tract. The easement and right of way is described as follows:

Commencing at an existing iron pin marking the northeast corner of Graham Enterprises as described in Deed Book 799 at Page 300 of the Forsyth County Registry, said corner being at the point of intersection with the westerly sixty (60) foot right-of-way line of Windy Hill Drive (S.R. 2201) and the southerly right-of-way line of Hanes Mill Road; thence along said southerly right-of-way line the following three (3) courses:

- 1) N 52° 54' 06" W a distance of 79.65 feet;
- 2) S 88° 12' 53" W a distance of 597.81 feet to a point of curve;
- 3) along the arc of said curve to the right having a central angle of 04° 44' 10" and a radius of 2605.00 feet a distance of 215.33 feet (chord bearing and distance S 89° 25' 02" E - 215.27 feet

to the True Point of Beginning; thence departing said southerly right-of-way line S 03° 49' 50" W a distance of 221.43 feet to the point of intersection with the northerly property line of said Graham Enterprises; thence N 89° 10' 57" W along said northerly property line a distance of 80.11 feet; thence departing said northerly property line N 03° 49' 50" E a distance of 225.64 feet to the point of intersection with said southerly right-of-way line of Hanes Mill Road, said point being a point on a curve; thence along said southerly right-of-way line along the arc of said curve to the left having a central angle of 01° 45' 35" and a radius of 2605.00 feet a distance of 80.00 feet (chord bearing and distance S 86° 10' 10" E - 80.00 feet) to the True Point of Beginning, containing 17,867 square feet.