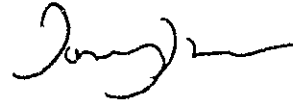


DRAFTED BY: JACK E. THORNTON, JR. ATTY.
RETURN TO: Box #7 - THORNTON

FORSYTH CO., NC 115 FEE: \$ 14.00
PRESENTED & RECORDED: 07/14/1998 3:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK2014 P 423 - P 426

NORTH CAROLINA)
FORSYTH COUNTY)

TRUSTEE'S DEED



THIS DEED, made this 29th day of June, 1998
by WILLIAM A. STARBUCK, Trustee under Agreement dated July 1, 1980
with KATHRYN GAYER STARBUCK ROMINGER; WILLIAM A. STARBUCK, Trustee
under Agreement dated July 1, 1980 with RICHARD STARBUCK; WILLIAM
A. STARBUCK, Trustee under Agreement dated July 1, 1980 with
WILLIAM AGURS STARBUCK, JR.; WILLIAM A. STARBUCK, Trustee under
Agreement dated July 1, 1980 with HENRY CONRAD STARBUCK; and
WILLIAM A. STARBUCK, Trustee under Agreement dated July 1, 1980
with NANCY LEE STARBUCK, Party of the First Part; to STARBUCK
VENTURES, LLC, Party of the Second Part.

W I T N E S S E T H:

WHEREAS, WILLIAM A. STARBUCK was duly appointed as
Trustee under Agreement dated July 1, 1980 with KATHRYN GAYER
STARBUCK ROMINGER; Trustee under Agreement dated July 1, 1980 with
RICHARD STARBUCK; Trustee under Agreement dated July 1, 1980 with
WILLIAM AGURS STARBUCK, JR.; Trustee under Agreement dated July 1,
1980 with HENRY CONRAD STARBUCK; and Trustee under Agreement dated
July 1, 1980 with NANCY LEE STARBUCK.

WHEREAS, WILLIAM A. STARBUCK has continuously acted in
his capacity as Trustee under the Agreements as set forth herein
since July 1, 1980 and is presently acting in said capacity under
each of those Agreements; and

WHEREAS, WILLIAM A. STARBUCK, as Trustee, holds a 1/5
undivided interest in the real property herein below described
under each of the said Agreements; and

WHEREAS, each of the said Agreements authorizes the
Trustee to sell, assign and otherwise deal with properties held by
the Trustee;

NOW, THEREFORE, the Party of the First Part, acting in
his capacity as Trustee under the said Agreements dated July 1,
1980 in consideration of one dollar and other valuable
consideration (\$1.00 and OVC) to him paid by the Party of the
Second Part, the receipt of which is hereby acknowledged does
hereby grant, bargain, sell, convey and transfer to the said Party
of the Second Part and its successors and Assigns, in fee simple
the following described real estate tracts located in Forsyth
County, North Carolina.

BK2014PG0423

First Tract:

BEGINNING at the northwest corner of Liberty and Sixth Streets and running thence northwardly along Liberty Street fifty (50) feet thence westwardly and parallel with Sixth Street one hundred and four (104) feet to a ten-foot alley thence southwardly along said alley fifty (50) feet to Sixth Street; thence eastwardly along Sixth Street one hundred and four (104) feet to the point of BEGINNING.

The above-described lot of land was conveyed to W. O. Crotts by J. Cicero Tise and wife, Laura E. Tise. See Deed recorded in Book 94, Page 560, Office of the Register of Deeds of Forsyth County. See also Deed Book 120, Page 227. This property is also known as Block 12, Lot 102, Forsyth County Tax Map.

Second Tract:

BEGINNING at the southeast corner of Liberty and Seventh Streets in the City of Winston-Salem, and running thence southwestwardly with Liberty Street fifteen and 87/100 (15.87) feet; thence continuing with Liberty Street southwardly seventy-nine and 32/100 (79.32) feet to the northwest corner of the lot of P. H. Hanes, Jr.; thence eastwardly with the line of the lot of said Hanes and falling in and continuing eastwardly with the line of the lot of the P. H. Hanes Knitting Company, a total distance of one hundred and ninety-seven and 27/100 (197.27) feet to Main Street; thence northwardly with Main Street seventy-five (75) feet to Seventh Street; thence westwardly with Seventh Street one hundred and ninety and 48/100 (190.48) feet to the point of BEGINNING; being bounded on the north by Seventh Street, west by Liberty Street, South by the lot of P. H. Hanes, Jr. and the Lot of P. H. Hanes Knitting Company, and east by Main Street.

The lot herein conveyed is the lot conveyed by J. M. Grogan and wife to Mrs. Kate Jefferson by Deed recorded in the Register of Deeds Office, Forsyth County in Deed Book 19, page 502 etc. and was inherited by Mrs. Fannie J. Casey from her mother the said Mrs. Jefferson. See also Deed Book 245, Page 274. This property is also known as Block 13, Lot 109, Forsyth County Tax Map.

BK2014PG0424

Third Tract:

BEGINNING at the northeast corner of West Fourth and Marshall Streets and extending eastwardly along West Fourth Street, thirty (30) feet; thence northwardly and parallel with Marshall street; one hundred (100) feet to the Hinshaw line; thence with the Hinshaw line in a westwardly direction, thirty (30) feet to Marshall Street; thence with Marshall Street, one hundred (100) feet to the point of BEGINNING this being the western half of a lot conveyed to R. J. Reynolds Realty Company by Geo. W. Orr, Commissioner, by Deed dated November 19, 1920, and recorded in Book 186, at Page 3 1/4. See also Deed Book 192, Page 62. This property is also known as Block 27, Lot 107, Forsyth County Tax Map.

Fourth Tract:

LYING in the City of Winston-Salem, N.C. on the west side of Liberty Street. Beginning at an iron pipe fifty (50) feet north of the north side of Sixth Street; running thence northwardly along the west side of Liberty Street fifty (50) feet the corner of the lot formerly owned by Leak Cobb Company, now owned by Starbuck; thence westwardly with the line of the Leak Cobb Company one hundred and four (104) feet to an iron pipe on the east side of an alley; thence southwardly along a line parallel with the west side of Liberty Street and on the east side of said alley fifty (50) feet to an iron pipe; thence eastwardly one hundred and four (104) feet to an iron pipe; the place of beginning, being the same property conveyed by J.R. Marion, and wife, to P. J. Hanes, Jr., by Deed dated September 26, 1925, recorded in Deed Book 253, Page 35, in the Office of the Register of Deeds of Forsyth County, N.C., less a portion of this tract taken for the widening of Liberty Street. See also Deed Book 939, Page 196. This property is also known as Block 12, Lot 103, Forsyth County Tax Map.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereto, belonging to the said Party of the Second Part, its successors and assigns, in as full and ample manner as the Party of the First Part has power to convey the same as Trustee and he does hereby covenant that he has

BK2014P00425

not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of Party of the First Part as Trustee, insofar as it is his duty by virtue of his office as Trustee under the said Agreements dated July 1, 1980 and no further.

IN TESTIMONY WHEREOF, the said Party of the First Part has hereunto set his hand and seal.

William A. Starbuck, Trustee
WILLIAM A. STARBUCK, Trustee under Agreement dated July 1, 1980 with KATHRYN GAYER STARBUCK ROMINGER; Trustee under Agreement dated July 1, 1980 with RICHARD STARBUCK; Trustee under Agreement dated July 1, 1980 with WILLIAM AGURS STARBUCK, JR.; Trustee under Agreement dated July 1, 1980 with HENRY CONRAD STARBUCK; and Trustee under Agreement dated July 1, 1980 with NANCY LEE STARBUCK.

State of NORTH CAROLINA
County of FORSYTH

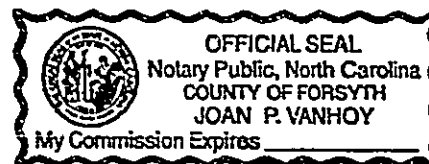
I, Notary Public of the County and State aforesaid, certify that WILLIAM A. STARBUCK, Trustee under Agreement dated July 1, 1980 with KATHRYN GAYER STARBUCK ROMINGER; Trustee under Agreement dated July 1, 1980 with RICHARD STARBUCK; Trustee under Agreement dated July 1, 1980 with WILLIAM AGURS STARBUCK, JR.; Trustee under Agreement dated July 1, 1980 with HENRY CONRAD STARBUCK; and Trustee under Agreement dated July 1, 1980 with NANCY LEE STARBUCK; personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 29th day of June, 1998.

Joan P. VanHoy
Notary Public

My commission expires:

7-24-2000



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate(s) of Joan P. VanHoy, Jr.
(here give name and official title of the officer signing the certificate(s) passed upon)

is (are) certified to be correct. This the 14th day of July, 1998.
Dickie C. Wood, Register of Deeds

By: James J. Wood Deputy Assistant

BK2014PG0426