

2005010722 00138

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$500.00

PRESENTED & RECORDED:

02-22-2005 12:43 PM

DICKIE C WOOD

REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2542

PG:4235-4237

Prepared by: Kilpatrick Stockton LLP (REG)
 Return to: VonCannon Box (Box 8)
 Tax ID. No.: Tax Block 6322, Lot 005D
 Excise Tax \$ 500.00

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

COUNTY OF FORSYTH

THIS DEED, made and entered into this 21st day of February, 2005, by and between WS REAL ESTATE, LLC, a Delaware limited liability company, hereinafter called Grantor, and CML MICROSYSTEMS, INC., a North Carolina corporation, hereinafter called Grantee, whose mailing address is 4800 Bethania Station Rd., Winston-Salem, NC 27105.

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 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 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2263, Page 4018, Forsyth County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Lien of ad valorem taxes for 2005 and subsequent years.

- 2. All easements, conditions, covenants, restrictions, encumbrances, agreements and reservations of record.
- 3. Matters that would be disclosed by a current and accurate survey.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

WS REAL ESTATE, LLC,
a Delaware limited liability company

By: [Signature] (SEAL)
Title Vice President

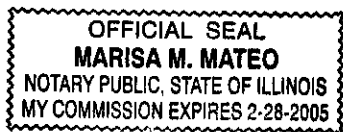
STATE OF Illinois - COUNTY OF Cook

I, Marisa M. Mateo a Notary Public of the County and State aforesaid, certify that Aaron E. Alt, personally appeared before me this day and acknowledged that he is the Vice President of WS REAL ESTATE, LLC, a Delaware limited liability company, and that by authority duly given and as an act of the limited liability company, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this 21st day of February, 2005.

[Signature] Notary Public

My Commission expires: 2-28-2005



The foregoing Certificate(s) of Marisa M. Mateo is 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.

DICKIE C. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature]
Deputy/Assistant-Register of Deeds.

EXHIBIT A

BEING KNOWN AND DESIGNATED as all of LOT 5D, containing 2.00 acres, more or less, as shown on a plat entitled "OAK SUMMIT BUSINESS PARK LOT 5C-REVISIONS" as recorded in Plat Book 48, Page 35, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

00451-122885 WINLIB01:1115235.1