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FORSYTH CO, NC FEE \$23.00  
STATE OF NC REAL ESTATE EXTX

\$1500.00

PRESENTED &amp; RECORDED:

05-15-2006 03:45 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2661

PG: 3288-3291

MAIL AFTER RECORDING TO: GRANTEES,  
THIS INSTRUMENT WAS PREPARED BY: Gilbert T. Davis, Jr.  
MAIL FUTURE TAX BILLS TO: Same as above

B04106

NORTH CAROLINA )

)

## NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY )

**THIS DEED** made this 22<sup>nd</sup> day of March, 2006, by and between Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993; Joyce A Mills, Trustee of the Joyce A. Mills Revocable Trust by Agreement dated April 8, 1993; Rodman E. Mills, individually; Joyce A. Mills, individually; Gilbert T. Davis, Jr. and wife, Brenda B. Davis; Rodney S. Harpe and wife, Frances A. Harpe; Kenneth E. Mills and wife, Cynthia W. Mills, GRANTOR; and K&W Cafeterias, Inc., 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 Forsyth County, North Carolina and more particularly described as follows:


SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION.


Subject to the right-of-way in favor of Quality Oil Company for the maintenance of the Quality Oil Shell sign on which property the sign exists and an easement for service is provided. Also, there is a sewer easement along the street frontage in favor of the Winston-Salem/Forsyth County Utilities Commission having a five foot width.


**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.

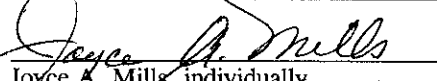
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: None, except easements and restrictions of record.

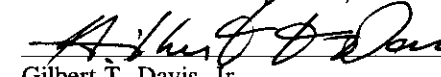
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


 (SEAL)  
Rodman E. Mills, Trustee of the Rodman E. Mills  
Revocable Trust by Agreement dated April 8, 1993  
Date of execution: 3-22-06

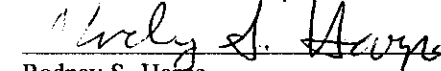
 (SEAL)  
Joyce A. Mills, Trustee of the Joyce A. Mills  
Revocable Trust by Agreement dated April 8, 1993  
Date of execution: 3-22-06

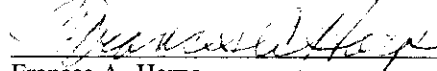
 (SEAL)  
Rodman E. Mills, individually  
Date of execution: 3/22/2006

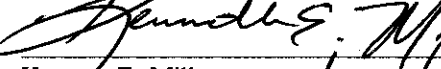
 (SEAL)  
Joyce A. Mills, individually  
Date of execution: 3/22/06

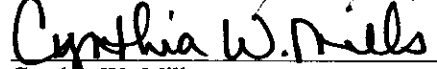
 (SEAL)  
Gilbert T. Davis, Jr.  
Date of execution: 4.13.06

 (SEAL)  
Brenda B. Davis  
Date of execution: 4.13.06

 (SEAL)  
Rodney S. Harpe  
Date of execution: 3-29-06

 (SEAL)  
Frances A. Harpe  
Date of execution: 3/29/06

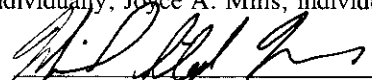
 (SEAL)  
Kenneth E. Mills  
Date of execution: 3/27/06

 (SEAL)  
Cynthia W. Mills  
Date of execution: 3/27/06

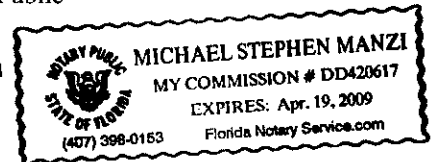
Florida  
NORTH CAROLINA  
FORSYTH COUNTY Volusia

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rodman E. Mills, Trustee of the Rodman E. Mills Revocable Trust by Agreement dated April 8, 1993; Joyce A. Mills, Trustee of the Joyce A. Mills Revocable Trust by Agreement dated April 8, 1993; Rodman E. Mills, individually; Joyce A. Mills, individually.

Date: March 22 2006

  
Michael Stephen Manzi, Notary Public


My commission expires: Apr. 19 2009



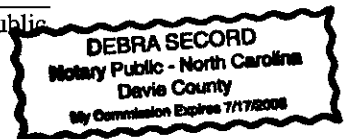
NORTH CAROLINA  
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gilbert T. Davis, Jr. and wife, Brenda B. Davis.

Date: 4/13/06

  
Debra Secord, Notary Public

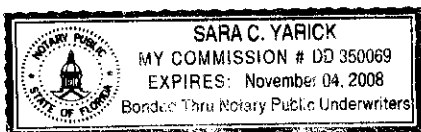
My commission expires: 7/17/2006

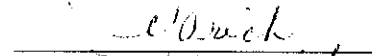


FLORIDA  
NORTH CAROLINA  
FORSYTH COUNTY SUWANNEE

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rodney S. Harpe and wife, Frances A. Harpe.

Date: 3-27-06




  
SARA C. YARICK, Notary Public

My commission expires: 11-4-08

Irredell NORTH CAROLINA  
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kenneth E. Mills and wife, Cynthia W. Mills.

Date: March 27, 2006

  
KATHRYN A. BROWER, Notary Public

My commission expires: 7/1/2009



## EXHIBIT "A"

BEING a certain tract or parcel of land located in Clemmons Township, Forsyth County, North Carolina and being more particularly described as follows:

Beginning at a rebar located in the southern right of way of Amp Drive (60' public right-of-way), said rebar marking the northeastern corner of the subject property and being located in the northwestern corner of property now or formerly owned by Amar Inc as recorded in Deed Book 1933, Page 3581, Forsyth County Registry and being Tax Block 4233, Tax Lot 124, Forsyth County Tax Maps as presently constituted; running thence along the western property line of Amar Inc from said beginning point S 04°27'18" East 282.14 feet to an existing iron pin located in the western property line of Amar Inc; thence along a southern property line of Amar Inc. N 87°58'37" East 42.75 feet to an existing iron pin; thence along a curve to the right having an arc length of 93.54 feet, a radius of 1345.40 feet, and a chord bearing and distance of S 68°33'02" West 93.52 feet to a concrete monument located in the northern right of way of Westbound Exit Ramp From Interstate 40 (Controlled Access); continuing thence along the northern right of way of Westbound Exit Ramp From Interstate 40 (Controlled Access) S 70°12'25" West 146.82 feet to a rebar located in the southwestern corner of a High-Rise Sign Access Easement as recorded in Deed Book 2446, Pages 3044-3045, Forsyth County Registry and located in the southeastern corner of property now or formerly owned by Quality Oil Company LLC as recorded in Deed Book 2362, Page 3456, Forsyth County Registry and being Tax Block 4233, Lot 028F, Forsyth County Tax Maps as presently constituted; running thence along the eastern property line of the Quality Oil Company LLC property N 05°39'03" West 75.58 feet to an existing iron pin located in the eastern property line of the Quality Oil Company LLC property, said existing iron pin being located N 87°47'46" East 55.81 feet from an existing iron pin located in the northern portion of the Quality Oil Company LLC property; running thence N 05°29'23" West 274.13 feet along the eastern property lines of (i) property now or formerly owned by Quality Oil Company LLC as recorded in Deed Book 2362, Page 3456, Forsyth County Registry and being Tax Block 4233, Lot 029H, Forsyth County Tax Maps as presently constituted; and (ii) property now or formerly owned by Kazakos Brothers Properties as recorded in Deed Book 1970, Page 1097, Forsyth County Registry and being Tax Block 4233, Lots 029K and 083N, Forsyth County Tax Maps as presently constituted, to an existing iron pin located in the southern right of way line of Amp Drive (60' public right-of-way); running thence along the southern right of way line of Amp Drive (60' public right-of-way) N 85°24'24" East 119.92 feet to an existing iron pin located in the southern right of way line of Amp Drive (60' public right-of-way); continuing thence along the southern right of way line of Amp Drive (60' public right-of-way) N 85°24'03" East 74.93 feet to a rebar located in the southern right of way of Amp Drive (60' public right-of-way), said rebar marking the northeastern corner of the subject property and being located in the northwestern corner of property now or formerly owned by Amar Inc as recorded in Deed Book 1933, Page 3581, Forsyth County Registry and being Tax Block 4233, Tax Lot 124, Forsyth County Tax Maps as presently constituted, being the point and place of beginning and containing 1.43554 acres, more or less, according to a Survey Prepared by Thomas A. Riccio,

Professional Land Surveyor, for K&W Cafeterias, Inc. showing Tax Lots 028E, 108 and 125 of Tax Block 4233, 6300 Amp Drive, dated March 28, 2006, and being designated as Thomas A. Riccio and Associates Drawing Number 06053.

For back title reference, see Deed Book 1933, Page 3590 and Book 1789, Page 317, Forsyth County Registry (as to Tax Block 4233, Tax Lot 125), Deed Book 1933, Page 3590, Book 1789, Page 317, and Book 1441, Page 77 (as to Tax Block 4233, Tax Lot 108) and Deed Book 2446, Page 3044, Forsyth County Registry (as to Tax Block 4233, Tax Lot 028E).

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