

2007039570 00118

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

\$4000.00

PRESENTED & RECORDED:

07-05-2007 11:03 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2766

PG:3009-3012

Excise Tax

Recording Time, Book and Page

Tax Lot No. 203, Block 4233 Parcel Identifier Nos. _____
 Verified by _____ County on the ____ day of _____, 2007.
 by _____

Mail after recording to: Bell, Davis & Pitt, P.A. Box 106
 This instrument was prepared by: Mallory M. Oldham

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED effective the 2nd day of July, 2007 by and between

GRANTOR

K&W Cafeterias, Inc., a
 North Carolina corporation

GRANTEE

Allred Investment Company, LLC, a
 North Carolina limited liability company
 P. O. Box 25048
 Winston-Salem, NC 27114

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 tract or parcel of land, together with all improvements located thereon, situated in the Village of Clemmons, Forsyth County, North Carolina and being 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 2661, Page 3288, and Book 2661, Page 3292, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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.

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

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, the day and year written below.

K&W Cafeterias, Inc.

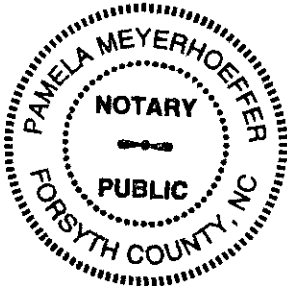
By: R. Leo Sasaki (SEAL)
Vice President

Date: 7/3/07

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *R. Leo Sasaki, Vice President of K&W Cafeterias, Inc.*



Date: 7/3/07

(Official Seal)

Pamela Meyerhoeffer
Official Signature of Notary

Pamela Meyerhoeffer
Notary's printed or typed name

My commission expires: 1/19/08

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: _____

(Official Seal)

Official Signature of Notary

Notary's printed or typed name

My commission expires: _____

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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