

2014031651 00161
FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$400.00
PRESENTED & RECORDED:
08-29-2014 12:51:13 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY
BK: RE 3194
PG: 2847-2850

Prepared by: Scott A. Schaaf
Womble Carlyle Sandridge & Rice, LLP

NO TITLE EXAMINATION OR LEGAL DESCRIPTION CERTIFICATION PERFORMED BY
THE PREPARER OF THIS DEED.

Return to: Box 71
5235 Dartmoor St
Winston-Salem, NC 27106

No title search performed by the preparer.

The property conveyed does not include the personal residence of the Grantor.

Tax Parcel ID: 6828-78-4206

Excise Tax: \$400.00

STATE OF NORTH CAROLINA)
))
COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective the 31st day of August, 2014, by and
between **CML MICROSYSTEMS, INC.**, a North Carolina corporation, whose mailing address
is 465 Corporate Square Drive, Winston-Salem, North Carolina 27105 ("Grantor"), to **MED
SOLUTIONS COMPUNDING PHARMACY, INC.**, a North Carolina corporation, whose
mailing address is 1365 Westgate Center Drive, Winston-Salem, NC 27103 ("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 Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO ~~H~~HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, their successors and assigns in fee simple forever.

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 claiming by or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- (a) Easements, conditions, covenants, restrictions, encumbrances, rights of way, agreements and reservations of record, if any, (b) matters that would be disclosed by a current and accurate survey and (c) and ad valorem taxes for 2014 and subsequent years.

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EXHIBIT A

Legal Description
Forsyth County, North Carolina

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.