

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

AND GRANTOR covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is 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 following exceptions:

covenants, conditions, restrictions, easements and rights of way of record, if any, and ad valorem taxes for the year 2019 and subsequent years.

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IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the day and year first above written.

C.W. MYERS TRADING POST, INC.

By: William Steven Myers (SEAL)
Name: William Steven Myers
Title: Vice President

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: William Steven Myers as Vice President of C.W. Myers Trading Post, Inc.

Date: 9/9, 2019

Cheryl L. Vaughan
(official signature of Notary)
Cheryl L. Vaughan, Notary Public
(Notary's printed or typed name)

My commission expires: 3/19/2022

(Official Seal)

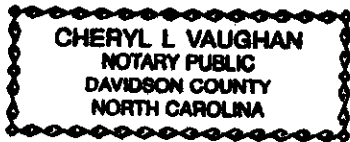


EXHIBIT A

Legal Description
Forsyth County, North Carolina

107 LADSON, LLC

**EXHIBIT A
Legal Description**

TRACT 1 – 1665 E. 22ND STREET

BEING KNOWN AND DESIGNATED as Lot 237 as shown on the map of Park View, as recorded in Plat Book 1, Page 20 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TOGETHER with title to a portion of a ten (10) foot alley which was closed by the City of Winston-Salem as more particularly described in Book 2072, Page 1646 of the Forsyth County Registry.

TRACT 2 – 1651 E. 22ND STREET

BEING KNOWN AND DESIGNATED as Lot 236 as shown on the map of Park View, as recorded in Plat Book 1, at Page 20, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

TOGETHER with title to a portion of a ten (10) foot alley which was closed by the City of Winston-Salem as more particularly described in Book 2072, Page 1646 of the Forsyth County Registry.

TRACT 3 - 1413 E. 21ST STREET

BEING KNOWN AND DESIGNATED as Lot No. 61 as shown on the map of Fairview Heights, as recorded in Plat Book 3, at Page 27A, in the Office of the Register of Deeds of Forsyth County, Reference to which is hereby made for a more particular description.

TRACT 4 – 1647 E. 22ND STREET

BEING KNOWN AND DESIGNATED as Lot 161 as shown on the Map of Park Place, as recorded in Deed Book 108, Page 584 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TOGETHER with title to a portion of a five (5) foot portion of the alleyway located to the north of subject property which was acquired in Book 2072, Page 1647 upon the closure of a portion of a ten-foot alley by the City of Winston-Salem.

TRACT 5 – 1409 E. 21ST STREET

BEING KNOWN AND DESIGNATED as Lot No. 62 as shown on the map of Fairview Heights, as recorded in Plat Book 1, at Page 20, in the Office of the Register of Deeds of Forsyth County, Reference to which is hereby made for a more particular description.

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TRACT 6 - 1635 RADCLIFF STREET (TAX BILL SHOWS "DRIVE")

BEGINNING at an iron stake on the north side of Radcliff Street, said iron being located north 87 deg. 40 min. west 354.6 feet west of the intersection of Radcliff and Waterbury Streets, said iron also being located at the southwest corner of Tax Lot 12, Block 1735, as the Forsyth County Tax Map is presently constituted, and running thence with the north line of Radcliff Street north 87 deg. 40 min. west 68.6 feet to an iron stake at the southwest corner of Tax Lot 11, said iron also being located at the southwest corner of Lot 10 as shown on the Plat of J. Roscoe Long, as said Plat is recorded in Plat Book 16, Page 48 in the Forsyth County Registry, and running thence with the west line of Lot 10 and the west line of Tax Lot 11 north 3 deg. 45 min. east 150 feet to an iron at the southwest corner of Tax Lot 10B; thence with the south line of Tax Lot 10B 69.8 feet to an iron located at the northwest corner of Tax Lot 12; thence southwardly with the west line of Tax Lot 12 150 feet to an iron stake, the north line of Radcliff Street, the point and place of BEGINNING, and being all of Tax Lot 11, Block 1735 as the Forsyth County Tax Map is presently constituted and also being the southwestern corner of Lot 10 as shown on the J. Roscoe Long property as recorded in Plat Book 16, Page 48, Forsyth County Registry.

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TRACT 7 - 3734 S. MAIN STREET

Being Lots 4, 5, 6, 7 and 8 situated in the map of Oak Forest Development on the New Lexington Road, recorded in Plat Book 7, page 1 in the Office of the Register of Deeds of Forsyth County, NC. Lying and being in Broadway Township, Forsyth County, NC except portions thereof described in Parcel One hereinabove.

SAVE AND EXCEPT

Beginning at a point on the west side of the New Lexington Road, said point being 450 feet more or less southwardly from the first 30 foot wide street South of Waughtown-Clemmons Road, running into said Lexington Road; running thence in a Southwesterly directions along the West side of the New Lexington Road a distance of 75 feet, more or less, to a point on the west side of said Road; running thence North $82^{\circ} 40'$ West 136 feet to an iron stake; thence North $9^{\circ} 50'$ East 71.3 feet to an iron stake; thence South $80^{\circ} 10'$ East 159.8 feet to the place of Beginning; said lot being bounded on the east side by the west line of the New Lexington Road, on the South by Lot No. 3 of the Oak Forest Development, on the North by Lot No. 7 of the Development, and on the west by the west portions of Lots Nos. 4, 5 and 6 of said Development; the west line of said lot being 3 feet, more or less, west of a well located upon said lot; and said lot being further known and designated as the east portions of Lots Nos. 4, 5, and 6 of the Oak Forest Development, as shown on map duly recorded in Plat Book 7, page 1 in the Office of the Register of Deeds of Forsyth County, NC; being the eastern portions of those lots described in deed from J. L. Rowinger, single, to Posey M. Myers, dated May 10, 1939, more particularly set out in deed of trust book 600, page 107, Forsyth County Registry. See Deed of Trust Book 600, page 107, Forsyth County Registry

TRACT 8 - 2205 COLE STREET

BEGINNING at an iron stake on the East side of Coal (Cole) Road, which said iron stake is distant 81 feet from the Southeast intersection of Waughtown Street and Coal (Cole) Road, and also being the Southwest corner of Bessie R. Perry, and running thence Eastwardly along the line of Bessie R. Perry 131 feet to an iron stake, corner of Grover F. Shugart; running thence Southwardly along the West line of Grover F. Shugart 81.3 feet to the Northeast corner of C.R. Smith; running thence Westwardly along his North line 122.2 feet to an iron stake on the East side of Coal (Cole) Road; running thence Northwardly along the East side of Coal (Cole) Road 83 feet to the place of Beginning, and being known as Lot 2, on the Plat of the division of J.W. Smith lands made by W.O. Doggett, and also known as Lot 55, in Block 2603, on the Forsyth County Tax Map.

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TRACT 9 – 2313 WATERBURY STREET

BEGINNING at a stake in the southwest corner of Lot 1 on the map hereinafter referred to and in the east line of Waterbury Street (formerly Waughtown Avenue), and running thence southwardly along the east line of said Waterbury Street, 50 feet to a stake; running thence eastwardly 330 feet to a stake; running thence northwardly 50.5 feet to a stake in the southeast corner of Lot 1; running thence westwardly along the south line of Lot 1, 320 feet to the place of BEGINNING, the same being a major and northern portion as described of Lot 2 on the Map of Cedardale, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, page 113, to which map reference is hereby made. For further reference see Deed Book 971, Page 537.

TRACT 10 – 2805 STOCKTON

BEGINNING at a stake on the easterly side of Stockton Street, which stake is located at a point 100 feet south 2 deg. west from the southeasterly corner of the intersection of Wright Street and Stockton Street, running thence south 88 deg. east 150 feet to a stake; thence south 2 deg. west 50 feet to a stake; thence north 88 deg. west 150 feet to a stake on

the easterly side of Stockton Street;
thence along the easterly side of Stockton Street north 2 deg. east 50 feet to the point and place of BEGINNING.

TRACT 11 – 1447 MARNE STREET

BEING KNOWN AND DESIGNATED as Lot 4 as shown on the Map of William J. Fishel Property, as recorded in Plat Book 12, Page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 12 – 1926 MARBLE STREET

BEING KNOWN AND DESIGNATED as Lots 123 & 124 as shown on the map of the Property Formerly Owned by Geo. E. Nissen Co., as recorded in Plat Book 12, Page 144, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 13 – 3630 UTICA STREET

BEING KNOWN AND DESIGNATED as Lot 6 as shown on the map of Eden Heights Development, as recorded in Plat Book 2, Page 24, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

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TRACT 14 – 628 GOLDFLOSS STREET

BEING KNOWN AND DESIGNATED as Lot 8, Block 7 as shown on the Plat of Wachovia Development Co. , as recorded in Plat Book 41, Page 115 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 15 – 2215 BRINDLE STREET

BEGINNING at an old iron stake, the S. W. corner of Mebane Charles' lot, running thence with the old Linville line S. 75⁰ W. 132 ft. to an iron stake on the E. side of Brindle Street; thence with Brindle Street N. 10⁰ 35' W. 175 ft. to an iron stake; thence N. 75⁰ E. 102.2 ft. to a stake on Charles' line near a marked elm; thence with his line S. 20⁰ 30' E. 175 ft. to the BEGINNING, being the Southern part of the parcel or tract of land conveyed to E. C. B. Linville and wife, Allie N. Linville, by deed recorded in the Office of the Register of Deeds of Forsyth County in Book 196 of Deeds, at page 119.

TRACT 16 – 1907 E. 26TH ST

BEING KNOWN AND DESIGNATED as Lot 187, Section 2, as shown on the Map Alexander Heights, as recorded in Plat Book 1, Page 36 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 17 – 2037 ALTHEA STREET

BEING KNOWN AND DESIGNATED as Lot 207 as shown on the Map of Reynolds Place, as recorded in Plat Book 1, Page 48 (2), in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 18 – 645 JUNIA STREET

BEING KNOWN AND DESIGNATED as Lot 213 as shown on the Map of CA Reynolds Place , as recorded in Plat Book 1, Page 48 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 19 – 1032 LOUISE ROAD

BEING KNOWN AND DESIGNATED as Lot 92 as shown on the map Easton, as recorded in Plat Book 14, Page 23 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 20 – 1612 JACKSON AVENUE

BEING KNOWN AND DESIGNATED as Lot 9 as shown on the map of Midland Addition, as recorded in Plat Book 1, Page 104 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

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TRACT 21 – 1901 BERTHA STREET

BEING KNOWN AND DESIGNATED as Lot 90 as shown on the Map of Allendale, as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 22 – 3510 TYLER DRIVE

BEING KNOWN AND DESIGNATED as Lot 187 as shown on the Revised Plat of Easton, as recorded in Plat Book 14, Page 23(4), in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 23 – 2040 THURMOND STREET

BEING KNOWN AND DESIGNATED as Lot 7 as shown on the Map of Wathanlon Property, as recorded in Plat Book 6, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 24 – 1133 WAUGHTON STREET

BEGINNING at a stake in Giles Banner's line and running thence Northwardly 110 feet; thence Westwardly 60 feet; thence Southwardly 110 feet; thence Eastwardly 60 feet to the beginning, being situated on the old plank road in Waughtown. Being all and the same property described in Deed recorded in Deed Book 59 page 601 in the Office of Register of Deeds of Forsyth County, North Carolina. Said property is designated on Forsyth County Tax Map as Lot 104 in Block 1638.

TRACT 25 – 2035 MILFORD STREET

BEING KNOWN AND DESIGNATED as Lot 23 as shown on the Map of Forest Park Terrace, as recorded in Plat Book 14, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 26 – 2117 BERTHA STREET

BEING KNOWN AND DESIGNATED as Lot 2 as shown on the Map of Mary A. Gough, as recorded in Plat Book 6, Page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 27 – 2028 MILFORD STREET

753070

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BEGINNING at an iron stake, the northeast corner of Lot #113 on Allendale; running northwardly with Charles Street 50 feet to an iron stake, the southeast corner of Lot #115 on Allendale; thence westwardly 140 feet to an iron stake on the east side of an alley; thence southwardly with said alley 50 feet, the northwest corner of Lot #113 on Allendale; thence eastwardly 140 feet to the point and place of BEGINNING, containing 7,000 square feet, more or less. Being that property conveyed in Deed Book 1333 at Page 1637, Forsyth County Registry. See Deed Book 1024 at Page 223, Forsyth County Registry.

TRACT 28 - 2019 BERTHA STREET

BEING KNOWN AND DESIGNATED as Lot 105 as shown on the plat of C.F. Nissen Estate, known as Allendale, as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 29 - 1856 S. MLK JR. DRIVE

BEING KNOWN AND DESIGNATED as Lot 1 as shown on the Revised Map of Lots 1,2,3, and 4 Allendale, as recorded in Plat Book 6, Page 56, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 30 - 1112 JUNIA AVENUE

LYING and being in Winston Township, Forsyth County, North Carolina and beginning at an iron stake in the Southern right of way line of an old dirt road bearing Southeastwardly from Junia Avenue, said beginning iron stake being 455.4 feet, more or less, northwest of the southwest intersection of said old dirt road and Hoover Street, and running thence from said beginning iron stake along the southern right of way line of said old dirt road North 70° 20' West 41 feet to an old iron, said iron stake being 23.4 feet south of the south curb line of Junia Avenue; thence South 12° 4' West 120 feet to an iron stake, said iron stake being the Northwest Corner of the now or former Waightown Baptist Church property; thence along the northern boundary line of said Church property South 73° 44' East 40 feet to an iron stake; thence North 12° 30' East 117.5 feet to the point and place of BEGINNING, same being that property conveyed to Frank M. Masten, Jr. and wife, Cornelia Phillips Masten by deed recorded in Deed Book 643 at Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina and being that same property known as Tax Lot 102, Tax Block 1538, as set out upon the Tax Maps in the Office of the Tax Supervisor, Forsyth County, North Carolina. Being that same property surveyed and platted by Joyce Mapping Company on the 26th and 28th days of October, 1960.

TRACT 31 - 2806 STOCKTON

753070

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BEING KNOWN AND DESIGNATED as Lot 370 as shown on the Map of South Central Terrace, as recorded in Plat Book 3, Page 65A , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description