

2024027478 00166

FORSYTH CO. NC FEE \$30.00
STATE OF NC REAL ESTATE EXT
\$18000.00
PRESENTED & RECORDED
08/15/2024 03:36:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3821
PG: 2910 - 2925

SPECIAL WARRANTY DEED

Excise Tax \$ 18,000.00 (Forsyth Co.)

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. See Exhibit C (Forsyth County)
Verified by _____ County on the ____ day of _____, 2024, by

Mail after recording to:

Strong Tower Carolina, LLC
420 S Broad St.
Winston-Salem, NC 27101
Attn: Charles Pettitt

This instrument was prepared by:

Eric T. Spose, Esq.
Bryan Cave Leighton Paisner LLP
301 S. College Street, Suite 2150
Charlotte, NC 28202

Brief description for the Index

THIS DEED made this 15th day of August, 2024, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
HANESBRANDS INC., a Maryland corporation 1000 E. Hanes Mill Road Winston-Salem, NC 27105 Attn: Jeff Pitts, VP – Global Real Estate	Strong Tower Carolina, LLC, a North Carolina limited liability company P.O. Box 1031 Kernersville, NC 27285

Submitted electronically by Allman Spry Leggett Crumpler & Horn, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

SEE EXHIBIT "A" (the "Property")

The Property hereinabove described was acquired by Grantor by deeds recorded in Book 2691, Page 677 in the Forsyth County, North Carolina Register of Deeds Office, Book 2693, Page 525 in the Forsyth County, North Carolina Register of Deeds Office, and Book 2854, Page 2005 in the Forsyth County, North Carolina Register of Deeds Office.

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.

The Property, is SUBJECT, HOWEVER, to all matters set forth in Exhibit B (collectively, the "Permitted Exceptions"), attached hereto and incorporated herein by reference, the Grantee hereby accepting such Permitted Exceptions by recordation of this Deed.

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, subject, however, to the Permitted Exceptions, and that Grantor will warrant and defend the title to the Property, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

[remainder of page intentionally left blank; execution page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 8th day of August, 2024.

GRANTOR:

HANESBRANDS INC.,
a Maryland corporation

By: [Signature]
Name: Jeff Pitts
Title: VP, Global Real Estate

State of North Carolina)
)
County of Forsyth)

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that JEFF PITTS, VP personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8 day of AUGUST, 2024.

[Signature]

My Commission Expires: JAN 14 2026

MARK S BUCHANAN
Notary's Printed or Typed Name

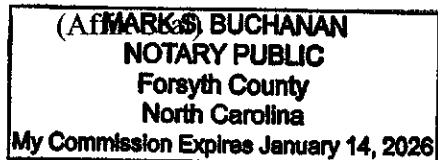


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1 – PINs 6828-69-8894; 6829-60-0640; 6829-61-1352; 6829-61-4076

TRACT I:

BEGINNING at a point in the western right-of-way line of Windy Hill Drive (State Road #2201), said point being the southeasternmost corner of that property conveyed to North Carolina Baptist Hospital Endowment in Book 1741, Page 131, Forsyth County Registry, and running thence from said point of BEGINNING, and with the western line of Windy Hill Drive, South 00° 02' 06" East 2,032.72 feet to an existing iron pin; thence on a curve to the left, said curve having a radius of 1,047.40 feet and an arc of 255.62 feet, a chord, course and distance of South 07° 01' 36" East 254.99 feet to an iron; thence South 14° 01' 05" East 553.13 feet to an iron located in the western right-of-way line of Germanton Road (State Road #8), also being a point in the southern line of Hanes Mill Road (as proposed); thence leaving Germanton Road and running with the southern right-of-way line of Hanes Mill Road (as proposed), the following courses and distances: North 52° 54' 06" West 79.65 feet to a point; South 88° 12' 53" West 557.81 feet to a point; thence on a curve to the right having a radius of 2,605.00 feet and an arc of 1454.44 feet, a chord, course and distance of North 75° 47' 25" West 1,435.62 feet to a point; thence North 59° 47' 44" West 723.40 feet to a point; thence crossing Hanes Mill Road (as proposed) North 01° 26' 57" East 125.47 feet to an iron located in the northern right-of-way line of Hanes Mill Road (as proposed); thence with the northern line of Hanes Mill Road, South 59° 47' 44" East 107.81 feet to an iron; thence North 24° 48' 44" East 72.73 feet to an iron; thence North 48° 23' 36" East 295.28 feet to an iron; thence North 51° 16' 57" East 193.23 feet to an iron; thence North 71° 59' 03" East 268.32 feet to an iron; thence North 37° 48' 46" East 249.15 feet to an iron; thence South 80° 15' 44" East 252.60 feet to an iron; thence North 56° 01' 51" East 201.96 feet to an iron; thence North 56° 00' 59" East 152.75 feet to an iron; thence North 76° 58' 16" East 33.77 feet to an iron; thence North 01° 44' 19" West 75.43 feet to an iron; thence South 88° 15' 41" West 88.45 feet to an iron; thence South 77° 44' 44" West 134.71 feet to an iron; thence on a curve to the right having a radius of 75.00 feet and an arc of 131.99 feet, a chord, course and distance of North 51° 50' 22" West 115.60 feet to an iron; thence North 01° 25' 27" West 242.50 feet to an iron; thence North 06° 06' 48" East 214.85 feet to an iron; thence North 00° 22' 53" East 78.47 feet to an iron; thence North 31° 24' 19" East 145.72 feet to an iron; thence North 26° 33' 01" East 92.91 feet to an iron; thence North 09° 59' 31" East 107.91 feet to an iron; thence North 26° 04' 10" East 171.49 feet to an iron; thence North 24° 45' 10" East 134.10 feet to an iron; thence North 52° 42' 27" East 164.58 feet to an iron; thence North 89° 57' 54" East 258.09 feet to an iron, the southwestern corner of the North Carolina Baptist Hospital Endowment Property as referenced above; thence with the southern line of North Carolina Baptist Hospital Endowment Property, South 75° 27' 43" East 650.68 feet to the point and place of BEGINNING. The hereinabove described property contains 104.664 acres, more or less, as shown on a survey by RS&H Land Surveyors, Inc., dated January, 1993, as revised April 12, 1993.

TOGETHER WITH an easement over any portion of the property (now or formerly) of Graham Enterprises Limited Partnership lying west of the western boundary of the above-described property for the purpose of connecting one or more private sewer lines onto that sewer line lying within the easements to the City of Winston-Salem as recorded in Book 1732, Pages 3703 and 3708, Forsyth County Registry, and maintaining the private sewer lines so connected until the same are accepted for maintenance and upkeep by the City of Winston-Salem. This easement shall be sufficient in width to be accepted by the City of Winston-Salem for its maintenance and upkeep of the sewer line(s) lying therein.

AND TOGETHER WITH an easement over any portion of the property (now or formerly) of Graham Enterprises Limited Partnership lying west of the western boundary of the above-described property for the purpose of connecting one or more private gas lines onto that Piedmont Natural Gas line lying approximately 15 feet eastwardly from and parallel to the center line of those sewer easements described in Book 1732, Pages 3703 and 3708, reference in the preceding paragraph, and maintaining the private gas lines so connected until the same are accepted for maintenance and upkeep by Piedmont Natural Gas Company. This easement shall be sufficient in width to be accepted by Piedmont Natural Gas Company, or its successors and assigns, for their maintenance and upkeep of the gas line(s) lying therein.

Notwithstanding the conveyance set forth above, the Grantor's predecessor in title (Graham Enterprises Limited Partnership) reserved for itself, and its successors and assigns, an easement over any portion of the property of the Grantee lying east of the western boundary of the above-described property for the purpose of connecting one or more private sewer lines onto that sewer line lying within the easements to the City of Winston-Salem as recorded in Book 1732, Pages 3703 and 3708, Forsyth County Registry, and maintaining the private sewer lines so connected until the same are accepted for maintenance and upkeep by the City of Winston-Salem. This easement shall be sufficient in width to be accepted by the City of Winston-Salem for its maintenance and upkeep of the sewer line(s) lying therein.

And notwithstanding the conveyance set forth above, the Grantor's predecessor in title (Graham Enterprises Limited Partnership) reserved for itself and its successors and assigns, an easement over any portion of the property of the Grantee lying east of the western boundary of the above-described property for the purpose of connecting one or more private gas lines onto that Piedmont Natural Gas line lying approximately 15 feet eastwardly from and parallel to the center line of those sewer easements described in Book 1732, Pages 3703 and 3708, reference in the preceding paragraph, and maintaining the private gas lines so connected until the same are accepted for maintenance and upkeep by Piedmont Natural Gas Company. This easement shall be sufficient in width to be accepted by Piedmont Natural Gas Company, or its successors and assigns, for their maintenance and upkeep of the gas line(s) lying therein.

The Grantee by its acceptance and recordation hereof, agrees to execute to the City of Winston-Salem and/or Piedmont Natural Gas Company, or its successors, any document they might reasonably request to effectuate an acceptance by them of the respective easements described above.

The Grantor's predecessor in title (Graham Enterprises Limited Partnership) also reserved for itself, and its successors and assigns, over the 10-foot strip of land described below, an easement for ingress and egress necessary to maintain the lake and the shore of the lake lying immediately west of the property conveyed hereby and to also maintain a drainage line extending northwardly from said lake. The land over which this easement is reserved is described as follows:

A 10-foot wide strip of land extending onto the property conveyed hereby, the western boundary line of said 10-foot wide strip being described as follows: To reach the beginning point of the western boundary line of such 10-foot wide strip of land, begin at the northeastern corner of the 104.664 acre tract conveyed hereby and run: South 00° 02' 06" East 2,032.72 feet to an existing iron pin; thence on a curve to the left, said curve having a radius of 1,047.40 feet and an arc of 255.62 feet, a chord, course and distance of South 07° 01' 36" East 254.99 feet to an iron; thence South 14° 01' 05" East 553.13 feet to an iron located in the western right-of-way line of Germanton Road (State Road #8), also being a point in the southern line of Hanes Mill Road (as proposed); thence leaving Germanton Road and running with the southern right-of-way line of Hanes Mill Road (as proposed), the following courses and distances: North 52° 54' 06" West 79.65 feet to a point; South 88° 12' 53" West 557.81 feet to a point; thence on a curve to the right having a radius of 2,605.00 feet and an arc of 1454.44 feet, a chord, course and distance of North 75° 47' 25" West 1,435.62 feet to a point; thence North 59° 47' 44" West 723.56 feet to a point; thence crossing Hanes Mill Road (as proposed) North 01° 28' 18" East 125.45 feet to an iron located in the northern right-of-way line of Hanes Mill Road (as proposed); thence with the northern line of Hanes Mill Road, South 59° 47' 44" East 107.92 feet to an iron; thence North 24° 48' 44" East 72.73 feet to an iron; thence North 48° 23' 36" East 295.28 feet to an iron; thence North 51° 16' 57" East 193.23 feet to an iron; thence North 71° 59' 03" East 268.32 feet to an iron; thence North 37° 48' 46" East 249.15 feet to an iron; thence South 80° 15' 44" East 252.60 feet to the point and place of BEGINNING of the western boundary line of the 10-foot wide strip encumbered hereby, and running thence from said point of BEGINNING, the following courses and distances: thence North 56° 01' 51" East 201.96 feet to an iron; thence North 55° 00' 59" East 152.75 feet to an iron; thence North 76° 58' 16" East 33.77 feet to an iron; thence North 01° 44' 19" West 75.43 feet to an iron; thence South 88° 15' 41" West 88.45 feet to an iron; thence South 77° 44' 44" West 134.71 feet to an iron; thence on a curve to the right having a radius of 75.00 feet and an arc of 131.99 feet, a chord, course and distance of North 51° 50' 22" West 115.60 feet to an iron; thence North 01° 25' 27" West 242.50 feet to an iron; thence North 06° 06' 48" East 214.85 feet to an iron; thence North 00° 22' 53" East 78.47 feet to an iron; thence North 31° 24' 19" East 145.72 feet to an iron; thence North 26° 33' 01" East 92.91 feet to an iron; thence North 09° 59' 31" East 107.91 feet to an iron; thence North 26° 04' 10" East 171.49 feet to an iron; thence North 24° 45' 10" East 134.10 feet to an iron; thence North 52° 42' 27" East 164.58 feet to the terminus of the western boundary line of said 10-foot strip.

TRACT I being the same property conveyed to Sara Lee Corporation by a Deed recorded in Book 1777, Page 290, Forsyth County Registry, and being known as Tax Lot 133 on Tax Block 4841 on the Forsyth County Tax records.

SAVE AND EXCEPT from TRACT I that property conveyed by Sara Lee Corporation to DGV, a North Carolina general partnership, (the "K & W Cafeteria Site") as described in a Deed

recorded in Book 1829, Page 4029, Forsyth County Registry, and being more particularly described as follows:

BEGINNING at an existing iron pin being located in the northern border of the right of way of Hanes Mill Road, said iron pin located the following three courses and distances from North Carolina Geodetic Survey Monument Bluebird having coordinates N=888,164.20 and E=1,623,915.10: North 38° 57' 16" East 2,403.33 feet to an existing iron pin, being the northeast corner of North Summit Square as shown on a plat recorded in Plat Book 35 at Page 95, Forsyth County Registry, said iron pin also being in the western line of the property deeded to Graham Enterprises in Deed Book 799 at Page 300 of said registry; thence with the western line of the Graham property South 01° 26' 57" West 223.85 feet to an existing iron pin in the northern right of way line of Hanes Mill Road; thence with the northern right of way line of Hanes Mill Road South 59° 47' 44" East 107.81 feet to the point and place of BEGINNING; thence from said beginning point North 24° 48' 44" East 72.73 feet to an existing iron pin; thence North 48° 23' 36" East 295.28 feet to an existing iron pin; thence North 51° 16' 57" East 53.99 feet to a point, thence South 55° 15' 05" East 270.00 feet to a point; thence on a curve to the left, said curve having a radius of 716.62 feet and a chord bearing and distance South 15° 27' 12" East 389.71 feet to a point; thence South 30° 12' 16" West 109.54 feet to a point in the northern boundary of the right of way of Hanes Mill Road; thence North 59° 47' 44" West 675.95 feet to the point and place of BEGINNING, being 4.450 acres.

For further reference see survey titled "Sara Lee Knit Products, Inc. K & W Cafeteria Site" dated March 7, 1994, prepared by RS & H Land surveyors, Inc.

SAVE AND EXCEPT from TRACT I that property conveyed by Sara Lee Corporation to the City of WinstonSalem described as Parcel No. 1 and Parcel 2 in a Deed recorded in Book 1785, Page 601, Forsyth County Registry, and being more particularly described as follows:

Parcel No. 1:

BEGINNING at an existing iron pin in the northern right-of-way line of Hanes Mill Road (proposed), said iron being located South 01° 26' 57" West 223.85 feet from the northeasternmost corner of that property known as North Summit Square as recorded in Plat Book 35 at Page 95, Forsyth County Registry, and running thence from said point and place of BEGINNING, South 59° 47' 44" East 783.76 feet to an iron; thence on a curve to the left having a radius of 2495.00 feet and an arc of 1393.02 feet, a chord, course and distance of South 75° 47' 25" East 1375.00 feet to an iron; thence North 88° 12' 53" East 533.96 feet to an iron; thence North 37° 05' 54" East 64.23 feet to an iron in the western right-of-way line of Germanton Road; thence with the western right-of-way line of Germanton Road, South 14° 01' 05" East 214.88 feet to an iron; thence North 52° 54' 06" West 79.65 feet to an iron; thence South 88° 12' 53" West 557.81 feet to an iron; thence on a curve to the right having a radius of 2605.00 feet and an arc of 1454.44 feet, a chord, course and distance of North 75° 47' 25" West 1435.62 feet to an iron; thence North 59° 47' 44" West 723.40 feet to an iron; thence crossing Hanes Mill Road, as proposed, North 01° 26' 57" East 125.47 feet to the point and place of BEGINNING, containing 7.064 acres, more or less, as shown on the attached (not attached to original deed when recorded)

survey labeled Exhibit 1 prepared by RS&H Land Surveyors, Inc. dated March 31, 1993, last revised May 3, 1993.

Parcel 2:

BEGINNING at an iron in the existing western right-of-way line of Windy Hill Drive (State Road #2201), said iron being located at the southeasternmost corner of that property conveyed to North Carolina Baptist Hospital Endowment as recorded in Book 1741, Page 131, Forsyth County Registry, and running thence from said point and place of beginning, South 00° 02' 06" East 2032.72 feet to a point; thence on a curve to the left having a radius of 1047.40 feet and an arc of 255.62 feet, a chord, course and distance of South 07° 01' 36" East 254.99 feet to a point; thence South 14° 01' 05" East 338.25 feet to a point; thence South 37° 05' 54" West 12.85 feet to a point; thence North 14° 01' 05" West 346.32 feet to a point; thence on a curve to the right having a radius of 1057.40 feet and an arc of 258.06 feet, a chord, course and distance of North 07° 01' 36" West 257.42 feet to a point; thence North 00° 02' 06" West 2035.32 feet to a point in the southern line of the North Carolina Baptist Hospital Endowment property; thence with North Carolina Baptist Hospital Endowment southern line South 75° 27' 43" East 10.33 feet to the point and place of BEGINNING, containing .605 acre, more or less, as shown on the attached (not attached to original deed when recorded) survey labeled Exhibit 1 prepared by RS&H Land Surveyors, Inc. dated March 31, 1993, last revised May 3, 1993.

TRACT II:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, and BEGINNING at an iron stake in the western right of way line of Windy Hill Drive (State Road No. 2201), said iron stake being the northeast corner of that certain tract or parcel of land conveyed to Sara Lee Corporation by deed recorded in Deed Book 1777 at Page 290 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence from said beginning iron stake, along the northern boundary line of Sara Lee Corporation, North 75° 27' 43" West 650.68 feet to an iron stake; thence along a new line North 00° 03' 04" East 100.43 feet to an iron stake, said iron stake being the southwest corner of that certain tract or parcel of land described in Deed Book 1741 at Page 131 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the southern boundary line of said tract or parcel of land South 75° 25' 16" East 648.74 feet to an iron stake in the western right of way line of Windy Hill Road; thence along the western right of way line of Windy Hill Road South 00° 02' 06" East 99.99 feet to the point and place of BEGINNING, same containing 1.422 acres, more or less, and being that same property surveyed and platted by Gale M. Brown, R.L.S. on the 14th day of October, 1993.

TRACT II being the same property conveyed to Sara Lee Corporation as Tract One in a Deed recorded in Book 1829, Page 2194, Forsyth County Registry, and being known as Tax Lot 123 on Tax Block 4841 on the Forsyth County Tax records.

TRACT III:

LYING AND BEING in Winston Township, Forsyth County, North Carolina, and BEGINNING at an iron stake in the southern right of way line of Old Hollow Road (N.C. State Highway No. 66), said iron stake being the northwest corner of that certain tract or parcel of land described in Deed Book 1741 at Page 131 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence along the western boundary line of said tract or parcel of land and Tract One (TRACT II) hereinabove described South $00^{\circ} 03' 04''$ West 698.78 feet to an iron stake, said iron stake being the southwest corner of that 1.422 acre tract hereinabove described; thence along the existing northern boundary line of Sara Lee Corporation South $89^{\circ} 57' 54''$ West 98.16 feet to an iron stake; thence along a new line North $00^{\circ} 03' 04''$ East 724.37 feet to an iron stake in the southern right of way line of Old Hollow Road; thence along the southern right of way line of Old Hollow Road South $75^{\circ} 25' 16''$ East 103.30 feet to the point and place of BEGINNING, same containing 1.633 acres, more or less, and being that same property surveyed and platted by Gale M. Brown, R.L.S. on the 14th day of October, 1993.

TRACT III being the same property conveyed to Sara Lee Corporation as Tract Two in a Deed recorded in Book 1829, Page 2194, Forsyth County Registry, and being known as Tax Lot 127 on Tax Block 4841 on the Forsyth County Tax records.

TRACT IV:

BEGINNING at an existing iron pin, said iron pin being located in the southeastern corner of the 5.55 acre tract of land conveyed by Graham Enterprises Limited Partnership to Sara Lee Corporation as recorded in Book 1864 at Page 3177, Forsyth County Registry, and running thence from said point and place of BEGINNING, the following courses and distances: North $49^{\circ} 50' 56''$ West 226.44 feet to an iron; thence North $11^{\circ} 04' 37''$ East 144.90 feet to an iron; thence North $21^{\circ} 31' 05''$ East 139.77 feet to an iron; thence North $18^{\circ} 06' 54''$ West 125.21 feet; thence South $69^{\circ} 54' 20''$ East 94.93 feet to an iron; thence North $53^{\circ} 18' 52''$ East 58.91 feet to an iron; thence North $17^{\circ} 42' 32''$ East 169.41 feet to an iron; thence North $00^{\circ} 14' 11''$ East 432.55 feet to an iron; thence North $76^{\circ} 47' 39''$ West 56.34 feet to an iron; thence North $13^{\circ} 07' 53''$ East 29.77 feet to an iron; thence North $48^{\circ} 13' 56''$ East 117.85 feet to an iron; thence North $88^{\circ} 36' 10''$ East 39.28 feet to an iron; thence South $73^{\circ} 24' 03''$ East 53.70 feet to an iron; thence South $69^{\circ} 24' 12''$ East 182.21 feet to a new iron pin; thence South $59^{\circ} 28' 05''$ East 70.56 feet to a new iron pin; thence South $26^{\circ} 02' 14''$ West 11.39 feet to an iron; thence South $09^{\circ} 54' 45''$ West 107.92 feet to an iron; thence South $26^{\circ} 31' 05''$ West 92.91 feet to an iron; thence South $31^{\circ} 19' 49''$ West 145.71 feet to an iron; thence South $00^{\circ} 17' 39''$ West 78.56 feet to an iron; thence South $06^{\circ} 03' 57''$ West 214.78 feet to an iron; thence South $01^{\circ} 29' 23'$ East 242.46 feet to an iron; thence South $51^{\circ} 51' 39''$ East 115.63 feet to an iron; thence North $77^{\circ} 39' 55''$ East 134.68 feet to an iron; thence North $88^{\circ} 10' 49'$ East 88.42 feet to an iron; thence South $01^{\circ} 50' 38''$ East 75.60 feet to an iron; thence South $77^{\circ} 01' 17'$ West 33.76 feet to an iron; thence South $54^{\circ} 58' 03''$ West 152.75 feet to an iron; thence South $55^{\circ} 58' 32'$ West 201.90 feet to an iron; thence North $80^{\circ} 19' 01''$ West 252.68 feet to the point and place of BEGINNING, containing 10.363 acres, more or less, as shown on a survey by DS Atlantic, dated October 11, 1995.

TOGETHER WITH and SUBJECT TO the rights of others in that non-exclusive permanent easement and right of way for purposes of ingress, egress and regress during "emergencies" (as hereinafter defined) only, over that roadway described as follows:

LYING AND BEING in Bethania Township, Forsyth County, North Carolina, and BEGINNING at an iron stake, said iron stake being the northeast corner of that certain tract or parcel of land described in Deed Book 815 at Page 436 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence North $13^{\circ} 10' 28''$ East 30 feet to a point in the southern boundary line of that certain tract or parcel of land described in Deed Book 1180 at Page 164 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence North $76^{\circ} 49' 32''$ West 238.00 feet to an iron stake, said iron stake being the southwest corner of that certain tract or parcel of land described in Deed Book 1180 at Page 164 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence North $43^{\circ} 28' 48''$ West 48.19 feet to an iron stake; thence North $33^{\circ} 29' 29''$ West 145.06 feet to an iron stake; thence along a curve to the right, a chord course and distance of North $01^{\circ} 34' 41''$ West 185.02 feet to an iron stake; thence North $30^{\circ} 20' 06''$ East 87.17 feet to an iron stake; thence along a curve to the right, a chord course and distance of North $38^{\circ} 12' 41''$ East 94.49 feet to an iron stake; thence North $46^{\circ} 05' 16''$ East 115.65 feet to an iron stake; thence along a curve to the left, a chord course and distance of North $33^{\circ} 19' 23''$ East 220.94 feet to an iron stake; thence continuing along a curve to the left, a chord course and distance of North $12^{\circ} 57' 07''$ East 132.37 feet to an iron stake; thence North $05^{\circ} 20' 43''$ East 334.54 feet to an iron stake in the southern right of way line of N.C. Highway 66; thence along said right of way line as it curves to the right, a chord course and distance of North $73^{\circ} 53' 27''$ West 50.90 feet to an iron stake; thence South $05^{\circ} 20' 43''$ West 344.05 feet to an iron stake; thence South $23^{\circ} 27' 46''$ West 147.74 feet to an iron stake; thence South $40^{\circ} 42' 02''$ West 288.24 feet to an iron stake; thence South $32^{\circ} 39' 38''$ West 179.54 feet to an iron stake; thence South $01^{\circ} 18' 44''$ West 173.29 feet to an iron stake; thence South $31^{\circ} 50' 58''$ East 217.13 feet to an iron stake in the northern boundary line of that certain tract or parcel of land described in Deed Book 815 at Page 436 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the northern boundary line of said tract or parcel of land South $76^{\circ} 49' 32''$ East 313.92 feet to the point and place of BEGINNING.

This easement shall be perpetual in nature, appurtenant and to, and shall run with the property conveyed herein, (See Book 1882, Page 3527) (the property), and that property of Sara Lee Corporation described in Book 1777, Page 0290 and Book 1864, Page 3177, Forsyth County Registry (these two tracts being collectively referred to as the "Headquarters Tract".)

It is understood by the Grantee that the easement granted herein is to be utilized during "emergencies" only, and not as a "routine" access-way from The Property conveyed herein (See Book 1882, Page 3527) or from the Headquarters Tract to North Carolina Highway 66. For purposes of this easement, the word "emergency" or emergencies shall include fires, storms, personal injury, sickness, and the necessary immediate evacuation of The Property and/or The Headquarter Tract required for the preservation of life or health of occupants of The Property or The Headquarters Tract.

This easement may be utilized by all emergency vehicles (including, but not limited to, fire trucks, rescue squads and police vehicles) attending to any emergency on The Property or The

Headquarters Tract. Additionally, all vehicles parked at The Property or The Headquarters may utilize this easement in the event of an "emergency."

Also, all right, title and interest of the Grantor's predecessor in title (Graham Enterprises Limited Partnership) in and to those reserved access ways more specifically described in Deed Book 1864 at Page 3177 and in Deed Book 1877 at Page 532, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT IV being the same property conveyed to Sara Lee Corporation by a Deed recorded in Book 1882, Page 3527, Forsyth County Registry, and being known as Tax Lot 126E on Tax Block 4841 on the Forsyth County Tax records. Also see Consent to Easement recorded in Book 1882, Page 3541, Forsyth County Registry.

TRACT V:

BEGINNING at an iron stake in the northern boundary line of Sara Lee Corporation, said iron stake being the three (3) following courses and distances from the northern right of way line of Hanes Mill Road at the southwest corner of Sara Lee Corporation: North 24° 48' 44" East 72.73 feet to an iron stake; North 48° 23' 36" East 295.28 feet to an iron stake; and North 51° 16' 57" East 193.23 feet to the beginning iron stake; and running thence from said beginning iron stake along the future St. Andrews Subdivision to be developed by The New Fortis Corporation North 02° 28' 13" East 989.27 feet to an iron stake; thence along a new line the eight (8) following courses and distances: South 57° 13' 00" East 52.30 feet to an iron stake; South 65° 17' 35" East 97.73 feet to an iron stake; South 78° 39' 14" East 45.91 feet to an iron stake; South 30° 36' 00" East 106.95 feet to an iron stake; South 18° 06' 54" East 125.14 feet to an iron stake; South 21° 30' 36" West 139.76 feet to an iron stake; South 11° 04' 40" West 144.90 feet to an iron stake; and South 49° 39' 39" East 227.29 feet to an iron stake in the northern boundary line of Sara Lee Corporation; thence with the northern boundary line of Sara Lee Corporation the two (2) following courses and distances: South 37° 48' 46" West 249.15 feet to an iron stake; and South 71° 59' 03" West 268.32 feet to the point and place of BEGINNING, same containing 5.55 acres, more or less, and being that same property surveyed and platted by Homer S. Wade, R.L.S., on the 29th day of June, 1995.

SAVE AND EXCEPT (from TRACT V) the reservation unto the Grantor's predecessor in title (Graham Enterprises Limited Partnership), as an appurtenance to their remaining properties owned adjacent to the herein described parcel and specifically as an appurtenance to the adjoining parcel of land upon which is currently located an existing lake, an easement for purposes of ingress, egress and regress with full right of maintenance and repair over that existing 20-foot paved drive which transverses a portion of the described premises, which easement shall be used for access to the adjoining lake and its dam and the maintenance, repair and upkeep of same. (Also see Book 1882, Page 3527, Forsyth County Registry, regarding this reservation.)

Grantee, by the acceptance of this deed of conveyance, acknowledges that the herein described 5.55 acre tract of land shall be added to and made a part of the immediately adjacent property of the Grantee for purposes of ingress, egress and regress.

TRACT V being the same property conveyed to Sara Lee Corporation by a Deed recorded in Book 1864, Page 3177, Forsyth County Registry, and being known as Tax Lot 134 on Tax Block 4841 on the Forsyth County Tax records.

TRACT VI:

LYING AND BEING IN Bethania Township, Forsyth County, State of North Carolina, and BEGINNING at an iron stake, said iron stake being the northwest corner of that 5.55 acre tract conveyed by Graham Enterprises Limited Partnership to Sara Lee Corporation; and running thence from said beginning iron stake, along the future St. Andrews Subdivision to be developed by The New Fortis Corporation the three (3) following courses and distances: North 08° 41' 18" West 201.78 feet to an iron stake; North 11° 24' 59" East 251.12 feet to an iron stake; and North 31° 50' 58" West 103.08 feet to an iron stake; thence South 76° 49' 32" East 469.28 feet to an iron stake; thence South 00° 14' 58" West 432.59 feet to an iron stake; thence South 17° 42' 44" West 169.39 feet to an iron stake; thence South 53° 20' 45" West 58.59 feet to an iron stake; thence North 69° 50' 30" West 94.69 feet to an iron stake in the boundary line of Sara Lee Corporation; thence along the existing boundary line of Sara Lee Corporation the four (4) following courses and distances: North 30° 36' 00" West 106.95 feet to an iron stake; North 78° 39' 14" West 45.91 feet to an iron stake; North 65° 17' 35" West 97.73 feet to an iron stake; and North 57° 13' 00" West 52.30 feet to the point and place of BEGINNING, same containing 5.74 acres, more or less, all as shown upon that survey prepared by Homer S. Wade, R.L.S. on the 18th day of July, 1995.

SAVE AND EXCEPT (from TRACT VI) the reservation unto Graham Enterprises Limited Partnership of that easement for purposes of ingress, egress and regress, with full right of maintenance and repair, all as described in that certain deed of conveyance from Graham Enterprises Limited Partnership to Sara Lee Corporation recorded in Book 1864, Page 3177 (Also see Book 1882, Page 3527, Forsyth County Registry, regarding this reservation.)

SAVE AND EXCEPT (from TRACT VI) all right, title and interest in and to that easement and right of way for purposes of ingress, egress and regress as more particularly described in that General Warranty Deed of Easement dated June 21, 1994, and recorded in Book 1829 at Page 1237 in the Office of the Register of Deeds of Forsyth County, North Carolina. It is specifically understood and agreed between the parties hereto that said easement retained by the Grantor's predecessor in title (Graham Enterprises Limited Partnership) is not included in this deed of conveyance.

TRACT VI being the same property conveyed to Sara Lee Corporation by a Deed recorded in Book 1877, Page 544, Forsyth County Registry, and being known as Tax Lot 135 on Tax Block 4841 on the Forsyth County Tax records.

TRACT VII:

Being the western portion of the closed portion of Old Windy Hill Drive as located between the former centerline and the former western right-of-way line of that closed portion of right-of-way for Old Windy Hill Drive bounded by Lots 001B and 002C of Block 4980 on the east; Lots 123, 127, and 133 of Block 4841 on the west; Windy Hill Drive on the north; and Germanton Road/Hanes Mill Road on the south. See tax map and survey attached to instrument recorded in Book 2682, Page 2091, at Page 2093, Forsyth County Registry, for a more particular description.

Being the western one-half of the property described in a Resolution Ordering the Closing of a Portion of Old Windy Hill Drive, adopted by the Winston-Salem City Council on June 19, 2006 and recorded on July 31, 2006 in Book 2682, Page 2091, Forsyth County Registry.

TRACTS I, II, III, IV, V, VI and VII as hereinabove described are now collectively referred to as the "Headquarters Tract", located at 1000 East Hanes Mill Road, Winston-Salem.

Parcel 2 – PIN 6828-89-0340:

Tract I:

Beginning at a new iron pin in the west right of way line of NC Highway 8 (Germanton Road) said point being located North 31 degrees 53' 16" East 90.01 feet across the new realignment of Windy Hill Road (see Book 1825, Page 418 and 94 CVS 3577) to a new iron pin also located in the west right of way line of NC Highway 8; running thence North 13 degrees 05' 16" west 21.35 feet to a new iron pin; thence North 57 degrees 48' 31" west 158.67 feet along the proposed new right of way line for the realignment for Windy Hill Drive to a new iron pin; running thence South 12 degrees 07' 37" East 282.06 feet to an existing iron pin; thence with the right of way line of NC Highway 8 (Germanton Road) the following 2 courses and distances: (1) North 22 degrees 27' 30" East 133.73 feet to an existing iron pin; (2) North 31 degrees 33' 00" East 54.98 feet to the point and place of beginning according to a survey by Larry Lerue Callahan, RLS L-2499, dated January 19, 1994. Also known as Tax Block 4980, Lot 1 and a portion of Lot 2.

Being the same property conveyed to Cathy R. Golding and husband, Lloyd L. Golding, by Deed recorded in Book 1847, Page 455, Forsyth County Registry, and being further known as Tax Block 4980, Lots 001B and 002C on the Forsyth County Tax Maps.

Tract II:

Being the eastern one-half of the property described in a Resolution Ordering the Closing of a Portion of Old Windy Hill Drive, adopted by the Winston-Salem City Council on June 19, 2006 and recorded on July 31, 2006 in Book 2682, Page 2091, Forsyth County Registry, known as Tax Block 4980, Lot 101 on the Forsyth County Tax Maps, and being located between the former centerline and the former eastern right-of-way line of that closed portion of right-of-way for Old Windy Hill Drive bounded by Lots 001B and 002C of Block 4980 on the east; Lots 123, 127, and 133 of Block 4841 on the west; Windy Hill Drive on the north; and Germanton Road/Hanes

Mill Road on the south. See tax map and survey attached to instrument recorded in Book 2682, Page 2091, at Page 2093, Forsyth County Registry, for a more particular description.

Parcel 3 – PIN 6828-78-9003:

BEING all of that certain tract of land located in Winston Township, Forsyth County, North Carolina, known and designated as Lot 5F, containing 8.64 acres, more or less, as shown on the revised plat of a portion of Oak Summit Business Park entitled “Oak Summit Business Park Lots 5E & 5F – Revisions”, dated January 15, 1997 and last revised June 28, 2005, prepared by Stantec, and recorded in Plat Book 48, at Page 168, of the Forsyth County Registry (the “Plat”), reference to the Plat being made for a more particular description (the “Property”).

The Property is conveyed TOGETHER WITH and SUBJECT TO the following easements that are delineated on the Plat as:

- (1) a “30’ (thirty foot) private access easement DB 2166, Page 2826” extending from the eastern public right-of-way line of Oak Plaza Boulevard eastwardly to the northeast corner of Lot 5F;
- (2) a “30’ (thirty foot) private drainage easement DB 2166, Page 2826” extending from a point in the northern line of Lot 5E located thirty-five (35) feet east of the common southern corner between Lots 5A and 5B, to the northeast corner of Lot 5F;
- (3) a “10’ (ten foot) private water line easement” along the westernmost line of Lot 5F, connecting the public right-of-way of Pinebrook Knolls Drive and the southern line of Lot 5E;
- (4) a “10’ (ten foot) private drainage easement” for storm water extending from the southern boundary of Lot 5E, crossing Lot 5F in a southeastward and southerly direction to its point of entry into the Detention Pond/ Common Area (the “Pond”);
- (5) a “Proposed (sic) 20’ (twenty foot) private sanitary sewer easement” extending from the eastern line of Lot 5E eastwardly across Lot 5F to the western boundary of Germanton Road – N.C. Highway 8;
- (6) a “10’ (ten foot) public utility easement along the north side of Pinebrook Knolls Drive;
- (7) a negative access easement along Germanton Road – NC Hwy 8; and
- (8) the easement rights granted to the Grantee herein and others to utilize the “Detention Pond/Common Area” (the “Pond”) for storm water purposes and maintenance obligations related to the Pond as set out in the Declaration of Easements and Covenants Regarding Lots 5E and 5F of Oak Summit Business Park as recorded in Book 2582, Page 2682, Forsyth County Registry.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, limitations, restrictions, rights, rights of way, encroachments, reservations, easements, agreements and other non-monetary encumbrances of record.
2. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.
3. Any state of facts or exception which an accurate survey or an inspection of the Property would show.
4. Special assessments now or hereafter becoming a lien.
5. General property taxes for the current year and subsequent years that are not yet due and payable.

EXHIBIT C

PARCEL IDENTIFIER NOS.

PINs: 6828-69-8894; 6829-60-0640; 6829-61-1352; 6829-61-4076; 6828-89-0340; 6828-78-9003.