

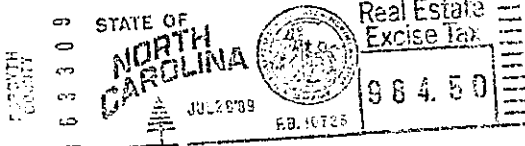
206

PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 28 4 43 PM '89

J. S. SPREAD
REGISTER OF DEEDS
FORSYTH STY. N.C.

\$10.000 KIL



Excise Tax \$984.50

Recording Time, Book and Page

Tax Lot No. 3, Block 6057 Parcel Identifier No.

Verified by County on the day of 19 by

Mail after recording to Nifong, Ferguson & Sinal Bx

This instrument was prepared by Linda L. Waters, Esquire

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25th day of July, 1989, by and between

GRANTOR

GRANTEE

S and A Leasing Corp., a Delaware corporation

S & A Properties Corp., a Delaware corporation

12404 Park Central Drive
Dallas, Texas 75251

12404 Park Central Drive
Dallas, Texas 75251

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

IN CONSIDERATION OF the sum of Nine Hundred Eighty-Four Thousand Dollars (\$ 984,400) and other good and valuable consideration paid, or to be paid, Grantor hereby grants and conveys with general warranty covenants unto Grantee, its successors and assigns, fee simple title to the premises (the "Property") consisting of (i) the parcel of land described on Exhibit A attached hereto (the "Land"), (ii) all buildings, structures and other improvements presently situated or hereafter constructed upon the Land (collectively, the "Improvements"); (iii) all easements, rights and appurtenances relating to the Land and the Improvements, and (iv) all equipment, machinery, fixtures, and other items of real property, including all components thereof, now or hereafter located in, on and used in connection with, the Improvements or necessary to the operation or maintenance thereof, which are now or hereafter owned by Grantor, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, ventilating, refrigerating, water disposal, air-cooling and air-conditioning apparatus, sprinkler systems, and fire and theft protection equipment and which are hereby deemed by the parties hereto to constitute real estate under the laws of the state where the Land is located, together with all replacements, modifications, alterations and additions thereto.

BOOK: 1672 P 2135

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

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:

Easements and rights of way of record, if any, and 1989 ad valorem taxes.

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.

S. and A Leasing Corp.

(Corporate Name)

By: [Signature] [Vice] President

ATTEST: [Signature] [Assistant] Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL) (SEAL) (SEAL) (SEAL)

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL-STAMP

STATE OF New York, New York County.

I, a Notary Public of the County and State aforesaid, certify that Carolyn A. Skelley, Secretary of S and A Leasing Corp, a Delaware corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by her as its Secretary. Witness my hand and official stamp or seal, this July 25th 1989.

My commission expires: 5/27/90 Notary Public

The foregoing Certificate(s) of HOWARD S. SCHRADER, Notary Public, State of New York, No. 24-4862718

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Howard S. Schrader N.P. (here give name and official title of the officer signing the certificate passed upon)

is certified to be correct. This the 28th day of July 1989

L. E. Speas, Register of Deeds

By: [Signature] Deputy Assistant

Probate and Filing Fee \$ paid.

BOOK 1672P2136

Unit #3442/S

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN FORSYTH COUNTY, NORTH CAROLINA

BEGINNING at an iron stake, being the intersection of the East right of way line of Bethesda Road in the South right of way of the Southern Railway; running thence with the Southern Railway right of way, North 53 07' East 52.06 feet to an iron stake; continuing thence North 53 31' East 93.94 feet to an iron stake; running thence South 36 07' 13" East 114.26 feet to an iron stake; running thence North 83 01' East 26.87 feet to an iron stake; running thence South 06 59' East 71.21 feet to an iron stake; running thence South 83 01' West 224.00 feet to an iron stake in the East right of way line of Bethesda Road; running thence with the east right of way line of Bethesda Road, North 06 59' West 125.00 feet to the point and place of beginning, containing 31,800 square feet, more or less, and being in accordance with a survey by John G. Bane, Registered Land Surveyor; being a portion of the property described in Deed Book 970, Page 296, Forsyth County, North Carolina Registry.

ALSO, being described as:

BEGINNING at an iron pipe, being the intersection of the east right of way line of Bethesda Road and the South right of way of the Southern Railway; running thence with the Southern Railway right of way, N 53 -17'-12" E. 51.97' to an iron pipe; continuing thence N. 53 -31'-00" E. 93.94' to an iron pipe; running thence S. 36 -07'-13" E. 144.26' to an iron pipe; running thence N. 83 -01'-00" E. 26.87' to an iron pipe; running thence S. 06 -59'-00" E. 71.02 to an iron pipe; running thence S. 83 -01'-00" W. 224.00' to an iron pipe in the east right of way line of Bethesda Road; running thence with the east right of way line of Bethesda Road N. 06 -59'-05" W. 125.00' to the point and place of beginning, containing 31,763 square feet, BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 970, PAGE 296 FORSYTH COUNTY, NORTH CAROLINA REGISTRY.

UNDER AND SUBJECT TO all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

Block 6057 Lot 3

RECORDER'S MEMO
Document of poor quality due
to the condition of the
original

BOOK 1672 P 2137