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Mail to: DRAWER OF LESLIE E. BROWN (NAME) (STREET AND NUMBER)  
FORSYTH COUNTY 099650  
STATE OF NORTH CAROLINA APR 14 '82 PB.10723  
Real Estate Excise Tax 452.00

THIS CORPORATION DEED, made this 1st day of March, 1982, by McGraw-Edison Company a Corporation of Delaware party of the first part, to G. Acquisition Company Inc., a North Carolina corporation

that said party of the first part in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations to it paid by party of the second part, WITNESSETH: acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and its successors heirs and assigns, a certain tract or parcel of land in Clemmons Township, Forsyth County, North Carolina, bounded as follows:

The legal description of the subject real estate is set forth on Exhibit A attached hereto and made a part hereof.

Subject to: General real estate taxes and special assessments, if any, not yet due and payable; easement to Duke Power Company recorded in Book 968, page 291; easements to Duke Power Company recorded in Book 929, page 632, and Book 910, page 451.

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STATE OF NORTH CAROLINA APR 14 '82 PB.10723  
Real Estate Excise Tax 999.00  
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STATE OF NORTH CAROLINA APR 14 '82 PB.10723

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and its successors heirs and assigns, to its only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said party of the second part and its successors assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said party of the first part has caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and has caused its Common Seal to be affixed hereto.

(Corporate Seal or Stamp) McGraw-Edison Company, a Delaware corporation  
Attest: Janet S. Schiff Secretary Assistant Secretary By William R. Rawson Vice President

STATE OF ILLINOIS, COUNTY OF KANE

This 2nd day of April, 1982, personally came before me, Elisa B. Avina a notary public, Janet S. Schiff (Name of Secretary or Asst. Secretary) who, being by me duly sworn, says that she knows the Common Seal of McGraw-Edison Company and is acquainted with William R. Rawson who is the Vice President of said Corporation, and that he, the said Janet S. Schiff is the Assistant Secretary of the said Corporation, and saw the said Vice President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said Vice President, and that she, the said Assistant Secretary signed her name in attestation of the execution of said instrument in the presence of said Vice President of said Corporation.

(Notarial Seal or Stamp) Witness my hand and notarial seal or stamp this the 2nd day of April, 1982.

My commission expires 24, 1985 Elisa B. Avina Notary Public

NORTH CAROLINA Forsyth County

The foregoing (or annexed) certificate of Elisa B. Avina N.P. Kane Co Ill is (are) certified to be correct. This the 14 day of April, 1982.

Probate and filing fees \$8.00 paid Apr 14 11 09 AM '82

Drafted by: Eunice Ayers, Register of Deeds  
NOTE TO RECORDING PARTY: Please give permanent address of grantee(s)  
EUNICE AYERS REGISTER OF DEEDS FORSYTH CTY, N.C. By Jessie Elden Deputy

This instrument prepared by: P. K. Berger, McDermott, Will & Emery, 111 W. Monroe Street, Chicago, IL 60603 BOOK 1360P0212

EXHIBIT "A"

TRACT NO. 1: Beginning at an iron stake in the East right-of-way line of Middlebrook Drive (Clemmons Station Road), which point of beginning lies 1,965.26 feet along the said East right-of-way line in a Northwardly direction from the Northeast intersection of the right-of-way lines of Idols Road and Middlebrook Drive, said iron also being located North 08°-46'-20" East 423.81 feet measured along the East margin of the right-of-way of Middlebrook Drive from an iron stake located on the East margin of said right-of-way at the Southwest corner of property now or formerly owned by Hanes Ranches, Inc., and running thence from said Beginning point along the East right-of-way line of Middlebrook Drive, North 08°-46'-20" East 1,077.06 feet to an iron in the East right-of-way line of Middlebrook Drive; running thence North 07°-59'-40" East 100.01 feet to an iron in the East right-of-way line of Middlebrook Drive; and running thence and continuing with the East right-of-way line of Middlebrook Drive North 03°-32'-40" East 129.07 feet to an iron in said East right-of-way line; running thence with the East right-of-way line of Middlebrook Drive North 01°-26'-10" East 257.48 feet to an iron in the East right-of-way line of Middlebrook Drive which is located in the Southwest corner of the Jack L. Sparks land; running thence with the South line of Jack L. Sparks South 88°-2'-10" East 250.87 feet to an iron, the Southeast corner of the Jack L. Sparks tract (see Deed Book 866, Page 171); and running thence South 88°-2'-10" East 600.56 feet to an iron; and running thence North 42°-13'-00" East 1,688.52 feet, passing over an old iron at 1,288.43 feet to an iron; running thence South 17°-47'-10" East 925.42 feet to an iron; running thence South 31°-12'-40" West 1,558.68 feet to an iron at a stone; running thence South 61°-46'-50" East 254.11 feet to an iron; running thence South 49°-34'-40" West 631.34 feet to an iron; running thence South 49°-36'-50" West 355.72 feet to an iron; running thence North 89°-38'-10" West 329.54 feet to an iron; running thence North 88°-51'-30" West 532.86 feet to an iron; running thence North 85°-58'-40" West passing over an old iron at 61.64 feet, and over another old iron at 90.21 feet and continuing 777.28 feet, for a total distance of 367.49 feet to the point and place of Beginning, in the East right-of-way line of Middlebrook Drive; containing a total of 81.742 acres, more or less.

This property is also known as Lot 12B of Block 4209 of the Forsyth County Tax Map (see Deed Book 826, Page 319) and Lot 38J (see Deed Book 741, Page 509) and Lot 39A and Lot 40E (see Deed Book 918, Page 544) all of Block 4208 of the Forsyth County Tax Map, this being the identical property shown on an unrecorded survey of a Part of the Property of George T. Sparks of Clemmons, North Carolina made by John G. Bane and Associates, Civil Engineers, of Winston-Salem, North Carolina, which was dated January 8, 1968 and indicated as Job No. 4278, and being that same property described in Deed Book 951 at Page 314 in the office of the Register of Deeds, Forsyth County, North Carolina.

Excepted from the above described Tract is a parcel designated Lot 12A, Forsyth County, N. C. Tax Block 4209, now owned by the City of Winston-Salem, N. C., and described as follows: Beginning at a steel fence post, said Beginning point being South 18°-50'-16" East 82.10 feet from an iron stake, being the Southeast corner of Lot 38K, Forsyth Tax Block 4208, thence the following courses: North 86°-30'-10" East 99.66 feet to a steel fence post; thence South 01°-54'-14" East 99.61 feet to a steel fence post; thence South 86°-21'-08" West 100.21 feet to a steel fence post; thence North 01°-35'-42" West 99.89 feet to the point of Beginning, containing 0.228 acres (see Deed Book 1176, Page 1661, Forsyth County North Carolina Registry.)

BOOK 1360P0213

TRACT NO. II: Beginning at a point in the West line of Hampton Road, said point being marked by an iron stake, the Northeast corner of Lot 20, Block 209 on the Forsyth County Tax Maps, running thence with the North line of Lot 20, South 57°-37'-10" West 39.00 feet to an iron stake and South 72°-11'-50" West 215.70 feet to a stone, the Northwest corner of Lot 20; thence South 63°-39'-50" West 88.08 feet to an iron stake; thence North 34°-03' West 1119.95 feet to an iron stake, in the East corner of Sparks' lot No. 12, Block 209; thence North 61°-46'-50" West 254.11 feet to an iron stake, the East corner of Sparks' lot No. 12, Block 209; thence North 33°-12'-40" East 254.06 feet to an iron stake in Sparks' line, the Westernmost corner of Lot 17, Block 209; thence with the Southwest line of Lot 17 South 61°-46'-15" East 293.27 feet to an iron, the Southwest corner of Lot 18; thence with the Southwest line of Lot 18 South 61°-43'-35" East 439.42 feet to an iron stake; thence with the Southwestern line of W. R. Beauchamp South 58°-33'-20" East 690.05 feet to an iron stake in the Westerly right-of-way of Hampton Road; thence with the said right-of-way South 10°-53'-20" West 80.95 feet to an iron stake; thence South 15°-09'-50" West 100.42 feet to an iron stake; thence South 26°-11'-30" West 100.00 feet to an iron stake; thence South 33°-46'-00" West 172.88 feet to the point of Beginning, containing 15.139 acres, more or less, and being the major portion of 19.74 acre tract awarded to Elgina Phelps Williamson, Candace Phelps Stonestreet and Virgil Phelps by commissioners appointed to divide property of John S. Phelps, deceased. Said report is filed in Deed Book 881 at Page 47, in the office of the Register of Deeds, Forsyth County, North Carolina. (See also Deed Book 889 at Page 180,) being that same real property described in Deed Book 961 at Page 427 in the office of the Register of Deeds, Forsyth County, North Carolina. GIVE AND EXCEPT that portion of the hereinabove described premises reconveyed to W. R. Beauchamp and wife, Jo Ann E. Beauchamp, by Deed dated July 31, 1968 and recorded in Deed Book 975 at Page 147 in the office of the Register of Deeds, Forsyth County, North Carolina.

TRACT NO. III: Beginning at an iron stake in the Northern right-of-way line of Idols Road, said iron stake being 30 feet North of the centerline of said Road and being 180 feet Southwest of the Northwest intersection of Idols Road and Hampton Road, and running thence along the Northern right-of-way line of Idols Road, South 60°-14'-50" West 250.0 feet to an iron stake; thence along a new line North 10°-48'-30" East 285.71 feet to an iron stake, a corner of Studebaker Corporation; thence along the Southern boundary line of Studebaker Corporation North 63°-39'-50" East 88.08 feet to a stone; thence South 23°-21'-50" East 213.13 feet to the point and place of Beginning, same containing 0.88 acres, more or less, and being that same property surveyed and platted by John G. Bane, Civil Engineer, on the 3rd day of August, 1968, and being that same real property described in Deed Book 970 at Page 645 in the office of the Register of Deeds, Forsyth County, North Carolina.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE RIGHT OF REVERTER SET FORTH IN THAT CERTAIN CORPORATION DEED DATED OCTOBER 31, 1973 BY CLARKE-GRAVELY CORPORATION TO FORSYTH COUNTY, NORTH CAROLINA, RECORDED IN BOOK 1117, PAGE 327, FORSYTH COUNTY REGISTRY.

BOOK 1360 PC 214