



PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 19 12 16 PM '85

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

JB \$7.00pd.

66

Excise Tax

Recording Time, Book and Page

Tax Lot No. a portion of Lot 17M, Bk 3451 Parcel Identifier No.
Verified by County on the day of, 19.....
by

Mail after recording to Grantee c/o Alpine Beverage Distributing, Inc.
4980 Indiana Ave., Winston-Salem, NC 27105

This instrument was prepared by Donald M. VonCannon

Brief description for the Index 2.092 acres - Indiana Avenue

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July, 1985, by and between

GRANTOR

GRANTEE

ALPINE BEVERAGE DISTRIBUTING, INC.

B & D INVESTMENTS, a North Carolina
General Partnership
c/o Alpine Beverage Distributing, Inc.
4980 Indiana Avenue
Winston-Salem, NC 27105

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, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

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

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:

Subject to the 30-foot nonexclusive easement over the westernmost 30 feet of the above-described property and subject further to easements, rights-of-way and restrictions of record, if any, and the grantor's pro rata share of 1985 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.

Alpine Beverage Distributing, Inc.

By: Richard J. Zeitvogel
Richard J. Zeitvogel
President

ATTEST: William F. Haubrich
William F. Haubrich
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

DONALD M. VON CANNON
NOTARY PUBLIC
FORSYTH COUNTY, N. C.

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that William F. Haubrich,
personally came before me this day and acknowledged that he is Secretary of
Alpine Beverage Distributing, Inc. a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by William F. Haubrich as its Secretary.
Witness my hand and official stamp or seal, this 18th day of July, 1985.

My commission expires: 3-28-1990 Donald M. Von Cannon Notary Public

The foregoing Certificate(s) of Donald M. Von Cannon N.P. Forsyth Co.
N.C.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. Speas, Register of Deeds

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Holden Deputy/Assistant Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

Beginning at a point in the eastern boundary line of the 2.265 acre tract conveyed to JWR Building Company, said point also being the northwest corner of the 2.092 acre tract conveyed to B & D Investments in Book 1423, page 797, Forsyth County Registry, and thence with the said eastern boundary line of JWR Building Company, North 01° 50' 42" East 228.07 feet to a point, said point being the southwest corner of the 2.636 acre tract conveyed to Hancock and Wright in Deed Book 1416, page 1897, Forsyth County Registry; thence with the southern boundary line of the said Hancock and Wright, North 89° 09' 30" East 400 feet to a point; thence South 01° 50' 42" West 228.07 feet to a point, said point being the northeast corner of the said B & D Investment property; thence with the northern boundary line of said B & D Investments property, South 89° 09' 30" West 400 feet to the point and place of beginning, and containing 2.092 acres as shown on a survey dated September 6, 1983 and revised September 8, 1983 by Cates-Bennett, Associates.

Being a portion of the 15.817 acre tract conveyed by Great Gulf Corporation to Alpine Beverage Distributing, Inc. as recorded in Book 1413, page 650, Forsyth County Registry.

Conveyed herewith is a nonexclusive easement for ingress, regress and recess and for the installation and maintenance of utility lines of all types over a 30-foot wide strip of land described as follows: Beginning at an iron stake in the southern right-of-way line of Indiana Avenue (formerly Walker and Piney Grove Roads), said beginning point being the northwest corner of the 15.71 acre tract conveyed to Great Gulf Corporation in Deed Book 1281, page 170, Forsyth County Registry, and running thence South 07° 52' West 156.63 feet to an iron stake, said iron stake being the northeast corner of the 2.265 acre tract conveyed to JWR Building Company; thence South 01° 50' 42" West 267.62 feet to a point, said point being the northwest corner of the 2.092 acre tract conveyed to B & D Investments; thence North 89° 09' 30" East 30.03 feet to a point; thence North 01° 50' 42" East 268.77 feet to a point; thence North 07° 52' West 159.12 feet to a point in the southern right-of-way line of Indiana Avenue; thence with said southern right-of-way line, South 82° 15' West 30.0 feet to an iron stake, the point and place of beginning.

The easement described above shall be in appurtenance to and shall run with the title to the said 2.092 acre tract described above and by acceptance of this deed, the grantee, its successors and assigns, agree that they will pay their equitable, pro rata share of the maintenance and upkeep of said easement it being agreed that the grantee's share shall be 23% of the cost of such maintenance and upkeep.