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PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 17 10 41 AM '85

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

7.0000
ASMT

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 Avenue, Winston-Salem, NC 27105

This instrument was prepared by Donald M. VonCannon

Brief description for the Index 6.732 acres-Indiana Avenue

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of October, 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, Township, 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

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 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.

(Corporate Name)

By:

Richard J. Zeitvogel

President

ATTEST:

William F. Haubrich

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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

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
him as its Secretary.
President, sealed with its corporate seal and attested by
Witness my hand and official stamp or seal, this 16th day of October, 1985

My commission expires: Mar 28, 1990 Donald M. VonCannon Notary Public

The foregoing Certificate(s) of Donald M. VonCannon, 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

Karen Gordon

Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

(6.732 acres/Indiana Avenue)

Beginning at an iron stake in the southern right-of-way line of Indiana Avenue, said iron stake being the northwest corner of the Cleveland L. Roberts property (now or formerly) as described in Deed Book 739, page 509, Forsyth County Registry, and thence with the said southern right-of-way line of Indiana Avenue, South 82° 15' West 178.19 feet to a point, said point being the northeast corner of the Hancock and Wright property (now or formerly) as described in Deed Book 1416, page 1897, Forsyth County Registry; thence leaving said southern right-of-way line and continuing with the eastern boundary line of Hancock and Wright, South 01° 50' 42" West 258.65 feet to a point, said point being the southeast corner of the said Hancock and Wright property; thence with the southern boundary line of Hancock and Wright, South 89° 09' 30" West 93.75 feet to a point, said point being the northeast corner of a 2.092 acre tract conveyed to B & D Investments as described in Deed Book 1496, page 1025; thence with the eastern boundary line of the said 2.092 acre tract and continuing with the eastern boundary line of a second 2.092 acre tract conveyed to B & D Investments in Deed Book 1423, page 797, Forsyth County Registry, South 01° 50' 42" West 456.14 feet to a point in the northern right-of-way line of Southern Railroad; thence with northern right-of-way line of Southern Railroad, North 89° 09' 30" East 456.90 feet to an iron stake, said iron stake being the southwest corner of the D. S. Summers property (now or formerly) as recorded in Deed Book 931, page 45, Forsyth County Registry; thence leaving the said northern right-of-way line of Southern Railroad with the western boundary line of the said D. S. Summers property, North 02° 44' East 227.72 feet to an iron stake, said iron stake being the southwest corner of the S. F. Thomas property (now or formerly) as described in Deed Book 883, page 225, Forsyth County Registry; thence with the western boundary line of the said S. F. Thomas property, North 02° 39' 10" East 55.16 feet to an iron stake; thence continuing with the western boundary line of the S. F. Thomas property and falling in with the western boundary line of Ransom Redman (now or formerly) as described in Deed Book 939, page 122, Forsyth County Registry and the western boundary line of the R. W. Tuttle property (now or formerly), North 02° 43' 10" East 494.90 feet to an iron stake in the southern right-of-way line of Indiana Avenue; thence with the southern right-of-way line of Indiana Avenue, South 85° 47' West 99.89 feet to an iron stake, said iron stake being the northeast corner of the aforesaid Cleveland L. Roberts property; thence with the eastern boundary line of the said Cleveland L. Roberts property, South 02° 33' West 199.30 feet to an iron stake; thence with the southern boundary line of the said Cleveland L. Roberts property, South 85° 46' 22" West 100.15 feet to an iron stake; thence with the western boundary line of the said Cleveland L. Roberts property, North 02° 41' 20" East 200.22 feet to an iron stake, the point and place of beginning, and containing 6.732 acres as described on a survey dated September 6, 1983 and revised September 8, 1983 by Cates-Bennett Associates.