

This document was prepared by Linett, Schechter, Reicher & Altman, 888 Seventh Avenue, New York, New York 10106.

GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Forsyth)

This Deed made this 31 day of July, 1986 by LZ Co., a New York Partnership of New York County and State of New York party of the first part to B&B Limited Partnership, a Maryland limited partnership, of Prince Georges County and State of Maryland party of the second part;

WITNESSETH

That the said party of the first part, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the said party of the second part and its successors and assigns a tract or parcel of land in the County of Forsyth, and State of North Carolina, in _____ Township, more particularly described as the real property described on Exhibit A attached hereto and incorporated herein by reference, together with the rights, easements and appurtenances pertaining thereto and any right, title and interest of the party of the first part in and to adjacent streets, alleys, or rights of way, and improvements thereon, including all buildings, permanently attached machinery and fixtures, heating, plumbing, lighting, ventilating and air conditioning equipment affixed to or located in or upon said property on the date hereof, all accessions and additions thereto, but excluding all gasoline storage tanks, gasoline station and gasoline dispensing equipment, all signs, walk-in boxes and other movable trade fixtures, equipment and

installations of every kind. The above land was conveyed to the party of the first part by Circle K General, Inc., a Texas corporation. See Box No. 1478, Page 0689, Office of Registrar of Deeds of Forsyth County, North Carolina.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns forever. And the said party of the first part does covenant that it is seized of said premises in fee and it has the right to convey the same in fee simple; that the same are free from encumbrances; 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 hereunto sets its hand and seal the day and year first above written.

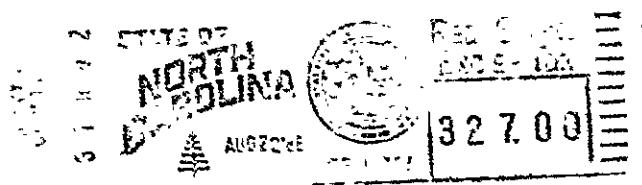
WITNESSES:

Grace P. Alderman
Mary K. Kozlowski

LZ Co.

By:

[Signature] (SEAL)
General Partner



1560P1055

STATE OF NEW YORK)
SS.:
COUNTY OF NEW YORK)

On this 31 day of July, 1986, before me personally came Aaron Ziegelman, to me known to be the person who executed the foregoing instrument, and who, being duly sworn by me, did depose and say that he is a partner of LZ Co., a partnership, and that he executed the foregoing instrument in the name of LZ Co., and that he had authority to sign the same, and he acknowledged to me that he executed the same as the act and deed of said firm for the uses and purposes therein mentioned.

WITNESS MY HAND & NOTARIAL SEAL.

Cheryl R. Rolnick
Notary Public

CHERYL R. ROLNICK
Notary Public, State of New York
No. 24-4789375
Qualified in Kings County
Commission Expires March 30, 1987

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate _____ of Cheryl R. Rolnick N.P.
(here give name and official title of the officer signing the certificate passed upon)

N.Y. Co. N.Y.
is (are) certified to be correct. This the 22 day of Aug 1986
PRESENTED FOR
REGISTERED
AND RECORDED

AUG 22 4 34 PM '86

L. E. Speas, Register of Deeds

By Jesse Golden Deputy Assistant

Probate and Filing Fee \$ 9.50
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.
cc

BOOK 1560 P 1056

EXHIBIT "A"

Store No. 4358

Forsyth County, North Carolina:

Beginning at an iron stake at the Northeast corner of Clemmons ville Road and Ebert Street; thence along the East side of Ebert Street N 06°-36'-56" E, 305.00 feet to an iron stake; thence along the Southern line of Laurel L. Robbins S 88°-19'-09" E, 206.41 feet to an iron stake passing over an iron stake 6.00 feet from the corner; thence S 03°-30'-56" W, 190.04 feet to an iron stake; thence N 84°-47'-44" W, 27.86 feet to an iron stake; thence S 21°-19'-58" W, 215.39 feet to a nail and cap in the pavement of Waughtown-Clemmons ville Road. Said line passing over an iron stake 16.00 feet back from the corner; thence N 53°-41'-54" W, 153.50 feet to a nail and cap in the pavement the point of beginning containing 1.531 acres and being lots 4-A and 5-E, Block 2308, Forsyth County, N. C. tax map and being also the same property described in Deed Book 742, page 246, Forsyth County, N. C. Registry.

PROPERTY ADDRESS: 2121 CLEMMONSVILLE RD.

EX. 1560P1057