

**WITNESSETH:**

That for and in consideration of that certain the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Grantor does hereby grant and convey with Special Warranty unto the said Grantee, the following described property, in fee simple, to-wit:

All of that certain parcel of land, with improvements thereon and rights and privileges thereto appurtenant, situate, lying and being in the City of Fredericksburg, Virginia, on the east side of Princess Anne Street, and being more particularly described as Tracts A and B on plat of survey made by John C. Russell, C. S., dated October 14, 1959, attached to and recorded with a deed dated October 15, 1959, from Interstate Ice Corporation to Oran V. Jarrell and W. L. Glancy, partners, t/a Caroline Ice Company, in Deed Book 112, at Page 185 in the Clerk's Office of the Circuit Court of the City of Fredericksburg, Virginia;

BEING the same real estate conveyed unto Cassco Ice & Cold Storage, Inc., a Virginia corporation, by Deed dated May 17, 1993, from Beverley Holdings, Inc., a Maryland corporation, party of the first part and WLR Foods, Inc., a Virginia corporation, party of the third part, which Deed is of record in the Clerk's Office of the City of Fredericksburg, Virginia in Deed Book 260, Page 537.

This conveyance is made expressly subject to zoning ordinances and to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of the time contained therein or have not otherwise become ineffective, if any legally affecting the aforementioned property.

Reference is hereby made to the foregoing plat, deed and other writings in the

chain of title for a more particular description of the real estate herein conveyed.

WITNESS the following signatures and seals:

REDDY ICE CORPORATION,

a Nevada corporation, successor

in interest to CASSCO ICE & COLD

STORAGE, INC., a Virginia corporation