

ENW

BK1933 P0446

FORSYTH CO, NC 137 FEE: \$ 10.00
PRESENTED & RECORDED: 01/27/1997 3:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOVER
NO TAXABLE CONSIDERATION

[Handwritten signature]

RETURN TO: ALFRED S. BRYANT
PREPARED BY: ALFRED S. BRYANT
P.O. BOX 150, BEAUFORT, NC 28516

THIS DEED, MADE THIS the 15th day of January, 1997, by and between Jean Corabell Mabe of Carteret County, North Carolina, Attorney-in-Fact for William K. McBride under that certain Power of Attorney dated October 4, 1996, party of the first part, and James F. McBride of Surry County, North Carolina as Trustee for William K. McBride as hereinafter stated, party of the second part.

WITNESSETH:

That said party of the first part, for and in consideration of the mutual promises exchanged by the parties for the benefit of William K. McBride has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns a certain tract or parcel of land lying and being in the County of Forsythe, Township of Middlefork #1, State of North Carolina and more particularly described as follows:

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B.C. Ibraman lot and the northeast corner of the old J.H. Grubbs lot; thence with the road South 88 deg. East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20 deg. 10 min. East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69 deg. 50 min. West 92 feet to a stake, a new corner; thence on a new line North 27 deg. West 142 feet to a stake, thence North 21 deg. West 337 feet to a stake near a pine in the old line; thence with the old line North 2 deg. 40 min. East 155.5 feet to the BEGINNING; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina; (the said Mildred Priddy died approximately 4 years ago, and Perry P. Priddy married his present wife, Robie E. Priddy).

EXCEPTING THEREFROM a small lot off the north end of said 1.44 acres as described in deed to S.L. Collins, et ux, recorded in Book 747, page 207, in the Office of the Register of Deeds of Forsythe County, N.C.

To have and to hold, the aforesaid tract or lot of land, with all the rights, privileges and appurtenances thereunto belonging, unto said party of the second part, Trustee as aforesaid, and his heirs and assigns forever, upon the trust and for the uses and purposes following, and none other, that is to say:

FIRST. Said party of the second part shall at all times during the continuance of this trust have full power and authority at his absolute discretion to sell and convey at such price, in such manner and upon such terms as he may deem property in his hands, as Trustee under this trust.

SECOND. Said party of the second part shall at all times during the continuance of this trust have full power and authority to loan or invest in such manner as he deems proper any funds in his hands as Trustee under this trust.

THIRD. This trust is created solely for the use and benefit of William K. McBride and at all times during the continuance of this the trust party of the second part shall have full power and authority at his discretion to use any part of either the income or principal of this trust in such manner as he deems proper for the

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support, maintenance, health and welfare of said William K. McBride.

FOURTH. When William K. McBride dies this trust shall terminate and party of the second party shall convey, pay over and deliver to the representative of the estate of William K. McBride all property and funds then remaining in this trust.

FIFTH. For his services as Trustee said party of the second part shall annually retain such sums as may be approved by the Clerk of the Superior Court of Carteret County, North Carolina.

SIXTH. If said party of the second part should die before this trust is fully administered, then and in that event Vickie Cunningham is hereby constituted Trustee in succession with all the rights, powers and duties herein given to the original Trustee.

In Testimony Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

William K. McBride by and through Attorney-in-Fact Jean Corabell Mabe

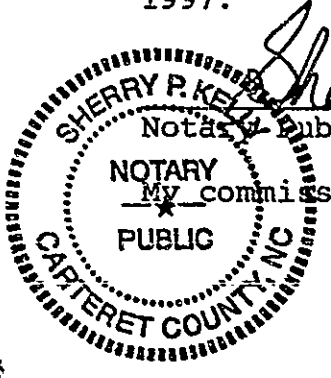
William K. McBride, by and through Attorney-in-Fact, Jean Corabell Mabe

CERTIFICATE OF ACKNOWLEDGMENT - BY ATTORNEY-IN-FACT

State of North Carolina
County of Carteret

I, Sherry P. Kelly, a Notary Public of Carteret County, North Carolina do hereby certify that Jean Corabell Mabe, Attorney-in-Fact for William K. McBride, personally appears before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of William K. McBride, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Carteret County, North Carolina, on Book 790 page 275, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Jean Corabell Mabe acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of William K. McBride.

I do further certify that I am not a party to the attached instrument.
Witness my hand and notary stamp this the 15th day of January, 1997.



Sherry P. Kelly
My commission expires: Sept. 18, 1999

STATE OF NC - FORSYTH CO
The Foregoing certificate of Sherry P. Kelly, N.P.

is certified to be correct this the 27 day of Jan., 1997
Dickie C. Wood, Register of Deeds by: [Signature] Clerk/Deputy