

FORSYTH CO, NC 148 FEE: \$ 12.00
PRESENTED & RECORDED: 01/05/1999 3:37PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOVA
GIFT DEED
BK2044 P2766 - P2768

Box 36

Drafted by: B. Bailey Liipfert, III, Attorney
Craig, Brawley, Liipfert & Walker, L.L.P.
P.O. Box 1666
Winston-Salem, NC 27102

STATE OF NORTH CAROLINA) GIFT DEED WITH RESERVED
COUNTY OF FORSYTH) SPECIAL POWER OF APPOINTMENT

THIS DEED, made this 31st day of Dec., 1998, by
and between RAYFORD J. KING (hereinafter called "Grantor") and MARIA
JILL K. ATHERTON (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of
which is hereby acknowledged, has and by these presents does hereby
grant, bargain, sell and convey unto the Grantee and her successors
and assigns, in fee simple, subject to a the testamentary special
power of appointment described below, all of that tract or parcel
of land situated in Forsyth County, North Carolina, and more
particularly described as follows:

BEGINNING at an old iron, William E. Voss
Southeast corner, which iron is South 02 deg.
38 min. West 254.28 feet from an old iron in
the center of Spicewood Drive, and running
thence from the place and point of Beginning
South 80 deg. 22 min. East 229.2 feet to an
old iron, a point in the David Beck Estate
line, thence with that line South 1 deg. 53
min. West 414.4 feet to a point the Southeast
corner of the herein-described property;
running thence on a new line North 88 deg. 07
min. West 684.7 feet to a point in the line of
C. D. Miller, Jr.; running thence North 3 deg.
23 min. East 162.9 feet to an old iron; thence
North 17 deg. 38 min. East 295.0 feet to an
iron; thence South 87 deg. 51 min. East 373.35
feet to the point and place of Beginning,
containing 6.63 acres, more or less, and being
a portion of the property formerly owned by
Ella Beck Shields.

There is expressly reserved from this
conveyance by the Grantors a non-exclusive
easement for purposes of ingress and egress,
on a strip thirty (30) feet in width along the
westernmost boundary of the tract described
herein; which easement shall be appurtenant to
that portion of the Ella Beck Shields property
immediately to the South of a tract described
herein, which property consists of approxi-
mately 27 acres, a portion of which has
previously been conveyed to Gary Aaron.

The Grantor reserves the power to appoint, in whole or in
part, the property conveyed hereunder to or for the benefit of any
one or more of the Grantor's issue in such proportions, outright or
upon such trusts, terms and conditions as the Grantor may specify
in his last Will or Codicil making specific reference hereto. The
Grantor does not retain the power to appoint property hereunder to
himself, to his creditors, to his estate or to the creditors of his
estate. Failure to record notice of any such exercise of this
power in the office of the Forsyth County Register of Deeds within
sixty (60) days of the Grantor's death shall be conclusively
treated as a default in the exercise of this power. A release of
this power, in whole or in part, shall be effective when recorded
with the office of the Forsyth County Register of Deeds. Any

Grantee's Address:
145 Harper Ridge Court
Clemmons, NC 27012

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exercise or release of the foregoing powers may be made by the Grantor's attorney-in-fact acting under a durable power of attorney.

Grantor and Grantee hereby acknowledge that they have been informed that Grantor must file North Carolina and federal gift tax returns for the tax year 1998.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the above-described testamentary special power of appointment.

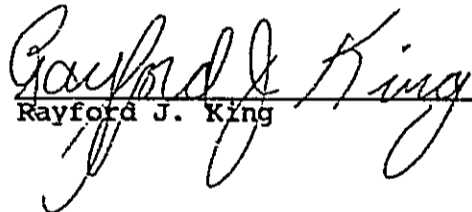
AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:


1. Grantee takes the above-described property subject to:

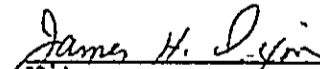
- a. Easements;
- b. Rights of way;
- c. Restrictions of record, if any;
- d. The above-described testamentary special power of appointment.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
Rayford J. King

Her
Violet S.  King (SEAL)
Mark


Witness

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NORTH CAROLINA)
Durham COUNTY)

I, Edward T. Brawley, a Notary Public for said county and state, do hereby certify that Rayford J. King personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 31st day of Dec, 1998.



Edward T. Brawley
Notary Public

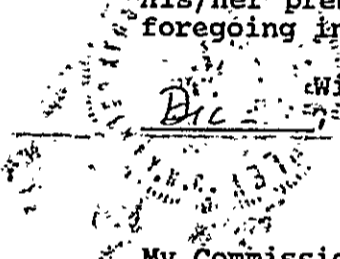
My commission expires:
Oct - 25, 2003

STATE OF NORTH CAROLINA)
Durham COUNTY)

ACKNOWLEDGMENT

I, Edward T. Brawley, a notary public of Durham County, North Carolina, certify that James H. Dixon personally appeared before me this day, and being duly sworn, stated that in his/her presence Violet S. King signed by making her mark on the foregoing instrument.

Witness my hand and official seal, this the 31st day of Dec, 1998.



Edward T. Brawley
Notary Public

My Commission Expires:
Oct - 25, 2003

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

Edward T. Brawley NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: Deputy/Asst

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