

FORSYTH CO, NC 132 FEE: \$ 10.00  
 PRESENTED & RECORDED: 03/14/2000 3:20PM  
 DIKYIE C. WOOD REGISTER OF DEEDS BY: HODDVA

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

Grantee Address: Larry F. Canada and Lenny M. Canada  
940 Calinda Way  
Lewisville, NC 27107

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

THIS GIFT DEED, made this 9th day of March, 2000,  
 by and between LILLIE BELL CANADA, Widow (a/k/a Lillie Belle  
 Canada) (hereinafter called "Grantor") and LARRY F. CANADA and  
 LENNY M. CANADA (hereinafter sometimes collectively called  
 "Grantee").

WITNESSETH:

THAT the Grantor, for love and affection, the receipt of  
 which is hereby acknowledged, has granted and conveyed and by these  
 presents does hereby grant, bargain, sell and convey unto the  
 Grantees and their successors and assigns, in fee simple and as  
 tenants in common, subject to the testamentary special power of  
 appointment described below, all of Grantor's ninety-nine percent  
 (99%) undivided interest in all of that tract or parcel of land  
 situated in Forsyth County, North Carolina, which is more  
 particularly described as follows:

Beginning at an iron stake on the north  
 side of Junia Avenue, said point of beginning  
 being 25 feet west of the northwest  
 intersection of Vargrave Street and Junia  
 Avenue, and running thence along the north  
 side of Junia Avenue, north 77 degrees 58  
 minutes west 50 feet to a stake, the southeast  
 corner of Lot No. 50; thence along the east  
 line of Lot No. 50, north 11 degrees 02  
 minutes east 100 feet to a stake on the south  
 side of an alley; thence along the south side  
 of said alley south 77 degrees 58 minutes east  
 50 feet to a stake, the northwest corner of  
 Lot No. 56; thence along the west line of Lot  
 No. 56, south 11 degrees 02 minutes west 100  
 feet to the place of beginning. Being known  
 and designated as Lots Nos. 52 and 54 in Block  
 42 as shown on the Plat of Winston-Salem Land  
 and Investment Company, plat of said property  
 being recorded in Plat Book 4, Page 147 in the  
 Office of the Register of deeds of Forsyth  
 County, North Carolina, reference to which is  
 hereby made.

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 specifies  
 in her last Will or a Codicil thereto making specific reference  
 hereto. The Grantor does not retain the power to appoint any  
 property hereunder to herself, to her creditors, to her estate or  
 to the creditors of her estate. Failure to record notice of any  
 such exercise of this power in the office of the Forsyth County  
 Register of Deeds within one hundred eighty (180) days after 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 in the office of the  
 Register of Deeds of Forsyth County, North Carolina. Any exercise  
 or release of the foregoing power 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 2000.

TO HAVE AND TO HOLD the 99% undivided interest in and to  
 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 she 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 ninety-nine percent (99%) undivided interest in 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; and
- e. City/County ad valorem tax for 2000.

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

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

*Lillie Bell Canada*  
*by Larry Franklin Canada, ATT* (SEAL)  
 Lillie Bell Canada, Widow,  
 (a/k/a Lillie Belle Canada),  
 by her attorney-in-fact,  
 Larry Franklin Canada

NORTH CAROLINA )

FORSYTH COUNTY )

I, Deah Waldroup, a Notary Public for Forsyth County, North Carolina, do hereby certify that Larry Franklin Canada, attorney-in-fact for Lillie Bell Canada (Lillie Belle Canada), personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Lillie Bell Canada, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 1943 at page 2934 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 24th day of April, 1997, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

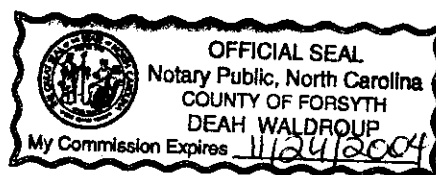
I do further certify that the said Larry Franklin Canada acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lillie Bell Canada (Lillie Belle Canada).

Witness my hand and official seal, this 9<sup>th</sup> day of March, 2000.

Deah Waldroup  
 Notary Public

My commission expires:

November 24, 2004



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Deah Waldroup

NP(s)

is/are certified to be correct at the date of recording shown on the first page thereof.

Dickie C. Wood, Register of Deeds by:

Dickie C. Wood Deputy/Asst