

Return to Box 36 IPW

FORSYTH CO, NC 132 FEE: \$ 10.00
PRESENTED & RECORDED: 03/14/2000 3:20PM
BRYCE C. WOOD REGISTER OF DEEDS BY: HOODVA
GIFT DEED
L.L.P.
BK2108 P1944 - P1945

Drafted by: B. Bailey Liipfert, III, Attorney
Craig, Brawley, Liipfert & Walker
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
COUNTY OF FORSYTH) SPECIAL POWER OF APPOINTMENT

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

NORTH CAROLINA)
)
 FORSYTH COUNTY)

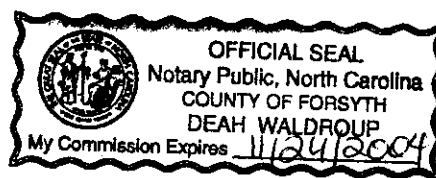
I, Deah Waldroup, a Notary Public for Forsyth County, North Carolina, do hereby certify that Larry Franklin Canada, attorney-in-fact for Lillie Bell Canada (Lillie Belle Canada), personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument 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 9th 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: [Signature] Deputy/Asst