

B0436

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH

DEED RETAINING LIFE ESTATE

AND POWER OF SALE

Drafted by & return to:

Brent W. Stephens, Attorney

)

Craige Brawley Liipfert & Walker LLP

110 Oakwood Drive Suite 300 Winston-Salem, NC 27103

Grantee Address:

Glenda McCuiston, Joyce Rowe

and Larry D. Hayes 118 Isleworth Court

Advance, NC 27006

THIS DEED, made this13th day of August, 2007, by and between RUTH G. HAYES (Widow) (hereinafter called "Grantor") and GLENDA H. McCUISTON, JOYCE H. ROWE, and LARRY DEAN HAYES (hereinafter 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 Grantee and their heirs, successors and assigns, subject to a retained life estate and subject to the power of sale described below, those certain tracts or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

TAX PIN: 6847-58-8593

Beginning at a point on the North side of Walkertown Road 50 feet northwesterly from the intersection of Walkertown Road and Perry Street running thence 180 feet in a northeasterly direction parallel to Perry Street (but fifty feet therefrom) to a ten foot alley; thence in a northwesterly direction along the south side of said alley 162.1 feet to Sam Stewart's line; thence South along Sam Stewart's line 180.77 feet to an iron stop in Walkertown Road; thence in a southeasterly direction along Walkertown Road 146.8 feet to the point of beginning, said tract of land being known and designated as lots 1, 2, 3 on the map of the Perry property belonging to S. W. Garner, recorded in Plat Book 2 at page 99, in the Office of the Register of Deeds of Forsyth County, North Carolina. This being the same property described in Deed Book 500, Page 104, Forsyth County Registry.

IN ADDITION to the retained life estate, the Grantor retains the power to sell the undivided interest in the above-described property at any time without the necessity of joinder by the Grantee, their heirs, successor or assigns, or any other remainderman having an interest in the undivided interest that is the subject of this deed. If Grantor exercises her

power of sale, all of the proceeds from such sale of the undivided interest shall belong and be paid to the Grantor. Failure to record notice of the exercise of this power in the office of the Forsyth County Register of Deeds prior to 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.

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee, subject to Grantor's retained life estate and the above-described power to sale.

The Grantor makes no warranty, express or implied, as to title to the above-described property.

Grantee takes all of the above-described property subject to:

- a. Easements:
- b. Rights of way;
- c. Restrictions of record, if any;
- d. Grantor's retained life estate;
- e. The above-described power of sale; and
- f. City/County ad valorem tax for 2007.

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.

Ruth G. Hayes (SEAL

NORTH CAROLINA)

Output

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I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ruth G. Hayes.

August 13, 2007

Date'

BRENT W. STEPHENS
Notary Public
FORSYTH COUNTY, NC

Official Signature of Notary

Notary's printed or typed name, Notary Public

(Official Seal)

My commission expires:

October 15, 2011