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PRESENTED &amp; RECORDED:

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C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: B. CAMPBELL

DPTY

BK: RE 2950

PG: 1514-1516

*Original: Teresa A. Franklin*

## CHAPTER 32A. POWERS OF ATTORNEY

## ARTICLE 1. STATUTORY SHORT FORM POWER OF ATTORNEY

Sec. 32A-1. Statutory Short Form of General Power of Attorney

Drafted By: John A. Richardson, III [22 Miller Street; Winston-Salem, NC 27104]

The use of the following form in the creation of a power of attorney is lawful, and, when used, it shall be construed in accordance with the provisions of this Chapter.

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE DEFINED IN CHAPTER 32A OF THE NORTH CAROLINA GENERAL STATUTES WHICH EXPRESSLY PERMITS THE USE OF ANY OTHER OR DIFFERENT FORM OF POWER OF ATTORNEY DESIRED BY THE PARTIES CONCERNED.

State of North Carolina  
County of Forsyth

I, Judith Carol Lambeth Franklin, appoint Teresa Ann Franklin to be my attorney-in-fact, to act in my name in any way which I could act for myself, with respect to the following matters as each of them is defined in Chapter 32A of the North Carolina General Statutes. (DIRECTIONS: Initial the line opposite any one or more of the subdivisions as to which the principal desires to give the attorney-in-fact authority.

(1) Real property transactions           *JCF*          

This Power-of-Attorney specifically includes the authority of the attorney-in-fact to sell, convey, purchase, grant an easement and/or encumber (in my/our name, place, and stead in the manner and upon the terms hereinafter set forth) all or any part of a certain tract of land now owned by me/us, situated in the State of North Carolina, and more particularly described as follows:

(i) 109 NW 8<sup>th</sup> Street  
Oak Island, NC 28465

(ii) 108 N.E. 1<sup>st</sup> Street  
Oak Island, NC 28465 (partial interest)

(iii) 4624 S. Main Street  
Winston-Salem, NC 27127 (partial interest)

(iv) 4630 S. Main Street  
Winston-Salem, NC 27127 (partial interest)

The manner and terms hereinabove referred to are as follows:

(a) My/Our said attorney-in-fact may (1) sell or grant an easement over said land(s) or any part thereof at either public or private sale or sales at such prices and upon such terms of payment as he/she may deem proper, and/or (2) shall for all deferred payments accept purchase money notes payable to me/us and secured by Deeds of Trust in such form and to such Trustee as may be satisfactory to him/her, and (3) may from time to time collect and cancel any of said notes, and (4) may execute any and all documents necessary to sell, purchase and/or encumber the subject property including, but not limited to: a Promissory Note, one or more Deeds, Deeds of Trust and any documents deemed necessary by a lender, closing attorney or title company to effectuate said sale, grant of easement or encumbrance.

(b) My/Our said attorney-in-fact may for all land so sold by him/her (or where an easement is granted by him/her) execute in my/our name(s) by himself/herself, as attorney-in-fact, a general warranty deed, deeds of trust, or easement(s) plus any other documents required to convey, purchase and/or encumber the subject property with marketable title and to comply with a prospective purchaser's needs as may be required by law, local custom or the purchaser's lender, attorney or title company.

(2) Personal property transactions   *B*  

(3) Bond, share, stock, securities and commodity transactions   *B*  

(4) Banking transactions   *B*  

(5) Safe deposits   *B*  

(6) Business operating transactions   *B*  

(7) Insurance transactions   *B*  

(8) Estate transactions   *B*  

(9) Personal relationships and affairs   *B*  

(10) Social Security and unemployment   *B*  

(11) Benefits from military service   *B*  

(12) Tax matters   *B*  

(13) Employment of agents   *B*  

(14) Gifts to charities, and to individuals other than the attorney-in-fact   *B*  

(15) Gifts to the named attorney-in-fact   *B*

If Teresa Ann Franklin is unable or unwilling to perform his/her duties as my attorney-in-fact, I hereby appoint **NO ONE**, as my substitute attorney-in-fact with all the same powers, rights and privileges as if he/she was my primary attorney-in-fact.

**This power-of-attorney shall become effective immediately upon its execution.**

This power-of-attorney is intended to bestow upon my attorney-in-fact, among other things, the ability and power to convey, transfer and/or gift any of my personal and/or real property in any fashion that I could do myself if capable. I have a history of making and joining in the making of lifetime gifts. Any gift made by my attorney-in-fact under this power-of-attorney shall be conclusively presumed to be consistent with my history of making and joining in the making of lifetime gifts. My appointed attorney-in-fact, and any designated substituted attorney-in-fact, are fully entrusted with my property and my confidence to handle said property in a manner consistent with what would be my wishes if I was competent, physically and/or mentally, to make those wishes known.

This power-of-attorney shall not be affected by my subsequent incapacity or mental incompetence.

In the event of my subsequent incapacity or mental incompetence, the attorney-in-fact of this power-of-attorney shall have the power to terminate or to direct the administration of any custodial trust of which I am the beneficiary. The attorney-in-fact of this power-of-attorney shall have the power to determine whether I am incapacitated or whether my incapacity has ceased for the purposes of any custodial trust of which I am the beneficiary.

Dated: June 11, 2010

*Judith Carol Lambeth Franklin* .....(Seal)  
Judith Carol Lambeth Franklin

State of North Carolina  
County of Forsyth

On this the 11<sup>th</sup> day of June, 2010, Judith Carol Lambeth Franklin, personally appeared before me, the said named Judith Carol Lambeth Franklin to me known and known to me to be the person described in and who executed the foregoing instrument and he (or she) acknowledged that he (or she) executed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

My Commission Expires: 12/12/ 2010

*John A. Richardson, III* .....  
John A. Richardson, III (Notary Public)

Notary Public (Official Seal)

