

Said trustee shall have power to sell and convey all or any part of said property, and to invest the proceeds and any accumulations in such property, real and/or personal, without restriction, as she may think wise, with the inhaustible power to change investments, and her judgment in such matters shall be final and conclusive; and she shall have the right to substitute any bank or other responsible party as trustee in her place and stead, and such substitute trustee shall have the same powers and duties as those given to the trustee herein named, except that no property shall be sold, and no investment made, without the written consent and approval of the within constituted trustee - Emma Poag Cathcart.

It is the intention of the parties hereto that no equitable right or title shall merge with any legal right or title .

The fair market value of the within described property, at the date of the execution of this instrument, is \$20,000.00Twenty Thousand Dollars , and is not in excess of \$6,000.00 per beneficiary.

The above described land is the same conveyed to me by on the day of

19 , deed recorded in office Register of Mesne Conveyance for County, in Book Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Emma Poag Cathcart, as trustee, her successors ,

Heirs and Assigns forever., in trust, however, for the uses and purposes herein stated.

(CONTINUED ON NEXT PAGE)