

defend all and singular said premises unto the grantee and the grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made in trust for the uses and purposes and subject to the following conditions, provisions and terms:

(1) Trustee shall hold title to, manage, and maintain the trust property until the property is sold by the Trustee or until the death of the grantors. Upon the sale of the property by the Trustee, the Trustee shall divide the net sales proceeds equally between the two grantors and shall pay and distribute the share of each either directly to such grantor or into any then existing custody account or inter vivos trust account of such grantor. The Trustee shall likewise pay and distribute the net income, if any, derived from the management of the trust property to the grantors in equal shares not less than annually in the same manner set forth above, that is to say, either directly to such grantor or into a then existing custody account or inter vivos trust account of such grantor.

(2) This trust shall terminate upon the sale of the trust property by the Trustee and the distribution of the net proceeds of such sale in the manner set forth above. In the event that either or both of the grantors should die before the sale of the trust property by the Trustee, then this trust shall terminate as to the interest of such deceased grantor and the Trustee shall convey within a reasonable time and without consideration, free and clear of all trusts, the undivided one-half interest of such deceased grantor to the estate of such deceased grantor for distribution in accordance with the terms and provisions of such deceased grantor's last will and testament or otherwise in accordance with applicable law. This trust shall then terminate as to the deceased grantor but shall continue in full force and effect as to the surviving grantor until the sale of the property or the death of such surviving grantor, whichever shall first occur.

(3) This trust may be amended, altered or revoked in whole or in part by an instrument in writing signed by the grantor(s) and delivered to the Trustee. On any revocation hereunder, the Trustee shall execute and deliver to the revoking grantor(s) all instruments that are necessary