

DRAFTED BY: BILLY D. FRIENDE, JR. *Boy*

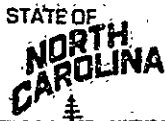
RECORDING TIME **BK1833 P1930**

NOR TITLE SEARCH PERFORMED
NOR REQUESTED.
FORSYTH COUNTY 88-16-94

91

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 AUG 16 P2:12



Real Estate
Excise Tax

\$2.00

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C. PAID

*18.00 pd
Deborah
Russell*

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: _____
Mail after recording to: 1437 Douglas Street, Winston-Salem, North Carolina 27105
Mail future tax bills to: Same As Above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of August, 19 94, by and between

GRANTOR

GRANTEE

CORA S. JONES (WIDOW)

GEORGE W. BALDWIN (WIDOWER)

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, in consideration of (\$ 10.00 & O.V.C. Other Valuable Considerations to him paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina WILSTON Township, more particularly described as follows:

TRACT ONE:

BEGINNING at an iron stake on the West side of Lincoln Boulevard, running thence Westwardly 125.5 feet to an iron stake, thence Northwardly 50 feet to an iron stake; thence Eastwardly 125.9 feet to an iron stake in the West line of Lincoln Blvd.; Southwardly along the West line of Lincoln Blvd. 50 feet to the place of beginning and being known and designated as Lot No. 258 as shown on Map of East Fourteenth Street Development Company as recorded in Plat Book 2, Page 32-A, Register of Deeds Office of Forsyth County, North Carolina. Tax Block 1379, Lot 258.

TRACT TWO:

Being known and designated as Lots Number fifty-one (51) and fifty-two (52) in Dellabrook Development, now on record in the Office of the Register of Deeds of Forsyth County. See Map Book 7, Page 108. Tax Block 1119, Lot 51B.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Cora S. Jones
CORAS JONES (WIDOW)

(seal)

(seal)

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County



I, CEDRIC LABON RUSSELL, a Notary Public of Forsyth County, NC, do hereby certify that CORA S. JONES (WIDOW)

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of AUGUST, 19 94.

My commission expires Nov 19, 19 96 *Cedric Labon Russell* Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 _____.

My commission expires _____, 19 _____ Notary Public

The foregoing Certificate(s) of Cedric Labon Russell NP Forsyth Co. NC is/are certified to be correct.

This the 16th day of August, 19 94.

L.E. Speas, Register of Deeds for Forsyth County by:

Jeri Stagger

Deputy/Assistant