



2010049923 00229
FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-21-2010 04:31:01 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST

BK: RE 2981
PG: 2700-2701

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

DEED CONVEYING
1% UNDIVIDED INTEREST

Drafted by Aimee L. Smith, Attorney *Box 36*
& return to: Craige Brawley Liipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Grantor's Name and Address

Grantee's Name and Address

George W. Baldwin
c/o Thomas E. Baldwin
9401 Torrence Creek Court
Huntersville, NC 28078

Thomas E. Baldwin and
Jack Anthony Baldwin
c/o 9401 Torrence Creek Court
Huntersville, NC 28078

_____ If initialed, the property includes the primary residence of at least one of the grantors.

THIS DEED, made this 10th day of December, 2010, by and between GEORGE W. BALDWIN (hereinafter called "Grantor") and THOMAS E. BALDWIN and JACK ANTHONY BALDWIN (hereinafter called "Grantees").

WITNESSETH:

THAT the Grantor, for Ten Dollars and other valuable consideration (\$10.00 & o.v.c.) paid by the Grantees, the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantees and their heirs, successors and assigns, in fee simple and as tenants in common, a collective one percent (1%) undivided interest in those certain tracts or parcels of land situated in Forsyth County, North Carolina, which are 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.

For back reference, see Deed Book 1833 at page 1930 of the Forsyth County Registry.

TO HAVE AND TO HOLD the one percent (1%) undivided interest in the above-described premises and all privileges and appurtenances thereto belonging to Grantees in fee simple.

AND the Grantor covenants with the Grantees that the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Grantees take their collective one percent (1%) undivided interest in the above-described property subject to:
 - a. Easements;
 - b. Rights of way;
 - c. Restrictions of record, if any; and
 - d. City/County ad valorem tax for 2010.

2. Grantees and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

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

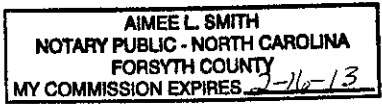
George W. Baldwin by
Thomas E. Baldwin, A.F.F. (SEAL)
 George W. Baldwin, by his attorney-in-fact,
 Thomas E. Baldwin

NORTH CAROLINA)
)
 FORSYTH COUNTY)

I, Aimee L. Smith, a Notary Public for Forsyth County, North Carolina, do hereby certify that Thomas E. Baldwin, attorney-in-fact for George W. Baldwin, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said George W. Baldwin, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 1793 at page 2586 in the office of the Register of Deeds in the County of Forsyth, State of North Carolina, on the 24th day of August, 1993, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Thomas E. Baldwin acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said George W. Baldwin.

Witness my hand and official seal, this 10th day of December, 2010.



Aimee L. Smith
 Notary Public
Aimee L. Smith
 (Printed Name)

My commission expires:
Feb. 16, 2013