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FORSYTH CO, NC FEE \$28.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-22-2011 04:25:36 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: PATSY RUTH DAVIS
DPTY

BK: RE 2990

PG: 3598-3601

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH) DEED CREATING JOINT TENANCY
) WITH RIGHT OF SURVIVORSHIP

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

Grantor Name & Address:

George W. Baldwin,
Thomas E. Baldwin, and
Jack Anthony Baldwin

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

Grantee Name & Address:

Thomas E. Baldwin, and Jack Anthony
Baldwin, a 1% undivided interest, as joint
tenants with the right of survivorship;
and

George W. Baldwin, a 99% undivided
interest,

as joint tenants with the right of
survivorship.

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

THIS DEED, made this 8th day of February, 2011, by and between
GEORGE W. BALDWIN, THOMAS E. BALDWIN, and JACK ANTHONY BALDWIN (hereinafter
called "Grantors") and GEORGE W. BALDWIN, a 99% undivided interest, and THOMAS E.
BALDWIN and JACK ANTHONY BALDWIN, a combined 1% interest, each and all as joints
tenants with right of survivorship (hereinafter called "Grantees").

WITNESSETH:

THAT the Grantors, for Ten Dollars and other valuable consideration (\$10.00 & o.v.c.)
paid by the Grantees, the receipt of which is hereby acknowledged, have granted and
conveyed, and by these presents does hereby grant, bargain, sell and convey unto Thomas
E. Baldwin and Jack Anthony Baldwin a combined one percent (1%) interest and George W.
Baldwin a ninety-nine percent (99%) interest, as joint tenants with right of survivorship, 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 their respective ninety-nine percent (99%) and combined one percent (1%) undivided interests in the above-described properties and all privileges and appurtenances thereto belonging to Grantees as joint tenants with right of survivorship.

The intent of this conveyance is to create a joint tenancy with the right of survivorship between Thomas E. Baldwin and Jack Anthony Baldwin for their combined one percent (1%) undivided interest in the above-described properties and to create a further joint tenancy with the right of survivorship between George W. Baldwin, on the one hand, and Thomas E. Baldwin and Jack Anthony Baldwin, on the other hand, for the entire fee simple undivided interest in the above-described properties.

AND the Grantors covenant with the Grantees that the Grantors are seized of the premises in fee simple, that they have the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantors 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 respective ninety-nine percent (99%) and combined one percent (1%) undivided interests 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 2011.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written. Willa Teresa Baldwin and Phyllis Kimbrough Baldwin join in the execution of this deed to release their marital interests in the above-described property.

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

Thomas E. Baldwin (SEAL)
 Thomas E. Baldwin

Willa Teresa Baldwin (SEAL)
 Willa Teresa Baldwin

Jack Anthony Baldwin (SEAL)
 Jack Anthony Baldwin

Phyllis Kimbrough Baldwin (SEAL)
 Phyllis Kimbrough Baldwin

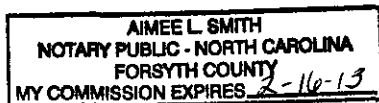
NORTH CAROLINA)

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 3 day of February, 2011.



Aimee L. Smith
Notary Public

Aimee L. Smith
(Printed Name)

My commission expires:

Feb. 16, 2013

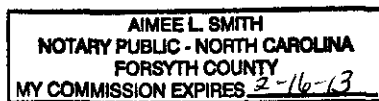
NORTH CAROLINA)

Forsyth COUNTY)

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas E. Baldwin.

February 3rd 2011
Date



Aimee L. Smith
Official Signature of Notary

Aimee L. Smith
Notary's printed or typed name, Notary Public

(Official Seal)

My commission expires:

Feb. 16, 2013

NORTH CAROLINA)

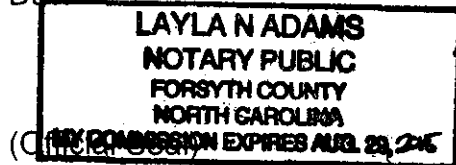
Forsyth COUNTY)

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jack Anthony Baldwin.

2/7/2011

Date



Official Signature of Notary

Notary's printed or typed name, Notary Public

My commission expires:

8/29/2015

NORTH CAROLINA)

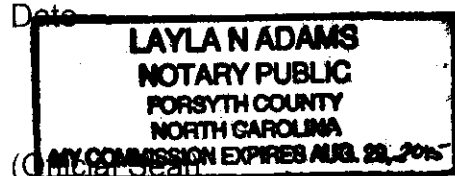
Forsyth COUNTY)

ACKNOWLEDGMENT

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Willa Teresa Baldwin.

2/7/2011

Date



Official Signature of Notary

Notary's printed or typed name, Notary Public

My commission expires:

8/29/2015

NORTH CAROLINA)

MECKLENBURG COUNTY)

ACKNOWLEDGMENT

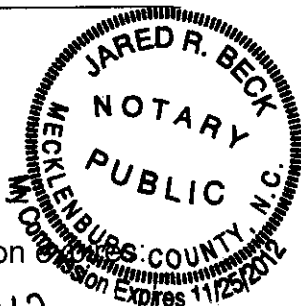
I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Phyllis Kimbrough Baldwin.

2-8-2011

Date

(Official Seal)

My commission

11-25-2012

Official Signature of Notary

Notary's printed or typed name, Notary Public