



2022047237 00107
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
10-17-2022 01:52:26 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3723
PG: 2281-2283

North Carolina Quitclaim Deed

Excise Tax

Do NOT write above this line.

Recording: Time, Book and Page

This instrument prepared by: Steven T. Peruski

Brief description for the Index L0258 BL1379

This Deed made this 10th day of October, 2022, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: Jack Anthony Baldwin

Grantee: Victor C. Jones

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

Property: City of Winston-Salem,
Township of Winston-Salem, County of Forsyth, North Carolina.

This property was acquired by Grantor by an instrument recorded in Book 2990, Page 3598-3601 Forsyth County.

A map showing the property is recorded in Plat Book 2, Page 32-A, Forsyth County.

The legal description of the Property is:

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.

Continued on Page 2

After recording mail to:
Victor C. Jones
1411 Emerald St.
Winston-Salem, NC 27105

Tax Lot No. _____
Parcel Identifier No. _____
Verified By _____ County,
on the _____ day of _____, 20____
By _____

Continued from Page 1

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

	Entity	Individual	
Name:	<u>Jack Anthony Baldwin</u>		(Seal)
By:	<u>Andreana Ramseur</u>	<u>Andreana Ramseur</u>	(Seal)
Title:	<u>Attorney in Fact</u>		(Seal)
By:			(Seal)
Title:			(Seal)
By:			(Seal)
Title:			(Seal)

USE BLACK INK ONLY

SEAL-STAMP

INDIVIDUAL

	STATE OF <u>North Carolina</u>	COUNTY OF <u>Forsyth</u>		
Steven T Peruski NOTARY PUBLIC Forsyth County North Carolina My Commission Expires April 7, 2027	I, <u>STEVEN T. PERUSKI</u>			a Notary Public for said County and State, do hereby certify that <u>JACK ANTHONY BALDWIN BY ATTORNEY IN FACT ANDREANA RAMSEUR</u>
				Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
				Witness my hand and official stamp or seal, this <u>10TH</u> day of <u>OCTOBER</u> , 20 <u>22</u> .
				My Commission Expires: <u>APRIL 7, 2027</u> <u>SR</u> Notary Public

USE BLACK INK ONLY

SEAL-STAMP

INDIVIDUAL

	STATE OF _____	COUNTY OF _____		
	I, _____,			a Notary Public for said County and State, do hereby certify that
				Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
				Witness my hand and official stamp or seal, this _____ day of _____, 20__.
				My Commission Expires: _____ Notary Public

USE BLACK INK ONLY

SEAL-STAMP

	ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
	STATE OF _____ COUNTY OF _____
	I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is _____ of _____ a North Carolina or _____ corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.
	Witness my hand and official stamp or seal, this _____ day of _____, 20__.
	My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ - REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

CERTIFICATE OF ACKNOWLEDGMENT-BY ATTORNEY-IN-FACT

NORTH CAROLINA, FORSYTH COUNTY

I, STEVEN T PERUSKI, A Notary Public of FORSYTH County,

North Carolina do hereby certify that ANDREANA RAMSEUR, attorney-in-fact for

JACK ANTHONY BALDWIN, personally appeared before me this

day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for

and in behalf of JACK ANTHONY BALDWIN, and

that her authority to execute and acknowledge said instrument is contained in an instrument duly

executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North

Carolina, on Book 3568 Page 2837, and that this instrument was executed under and by

virtue of the authority given by said instrument granting her power of attorney; that the said

ANDREANA RAMSEUR acknowledged the due execution of the foregoing and annexed

instrument for the purposes therein expressed for and in behalf of the said

JACK ANTHONY BALDWIN

I do further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal this the 10th day of OCTOBER, 20 22.

SEAL/STAMP My Commission Expires April 7, 20 27

Notary Public [Signature]

Steven T Peruski
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 7, 2027