

FORSYTH CO, NC 118 FEE: \$ 29.00  
PRESENTED & RECORDED: 05/08/2002 1:24PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS  
STATE OF NC REAL ESTATE EXTX: \$ 3.00  
BK2251 P3115 - P3120

Prepared by: Robert E. Price, Jr.

Mail After Recording to: Craig Sheppard - Box 5  
City of Winston-Salem  
P. O. Box 2756  
Winston-Salem, N. C. 27102



STATE OF NORTH CAROLINA

FORSYTH COUNTY

COMMISSIONER'S DEED

This deed made this 6<sup>th</sup> day of May, 2002 by Robert E. Price, Jr.,  
Commissioner, Grantor, to the City of Winston-Salem, North Carolina, Grantee.

WITNESSETH

That, whereas, Robert E. Price, Jr. was appointed Commissioner under an order of the District Court of Forsyth County, North Carolina in the tax foreclosure proceeding entitled "City of Winston-Salem v. Carl Cloud, Jr., defendant (file number 00 CVD 5925); and Robert E. Price, Jr., was directed by the order, attached hereto as an Exhibit, as Commissioner to sell the property hereinafter described at public sale after due advertisement according to law; and

Whereas Robert E. Price, Jr., Commissioner, did on the 20<sup>th</sup> day of December, 2001 offer the land hereinafter described at a public sale at the Forsyth County Court House door in Winston-Salem, North Carolina and the City of Winston-Salem became the last and highest bidder for the said real estate for the sum of \$1,500.00; and no upset or increased bid having been made in the time allowed by law; and

Whereas the sale having been confirmed; and Robert E. Price, Jr., Commissioner, having been ordered to execute a deed to the purchaser upon payment of the purchase money;

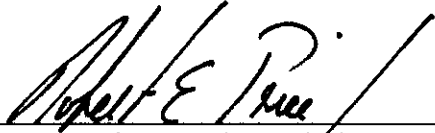
**NOW, THEREFORE**, in consideration of the premises and the sum of \$1,500.00, receipt of which is hereby acknowledged, Robert E. Price, Jr., Commissioner, does, by these presents, hereby bargain, sell, grant and convey to the City of Winston-Salem, and its successors, heirs and assigns, that property situated in Forsyth County, North Carolina and described as follows:

See Exhibit "A" attached hereto and made a part of this deed.

This conveyance is made subject to 2001 Forsyth County and Winston-Salem City property taxes, the payment of which will be assumed by the purchaser.

To have and to hold the aforesaid tract of land, to the City of Winston-Salem, its successors and assigns forever, in as full and ample manner as Robert E. Price, Jr., Commissioner, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, Robert E. Price, Jr., Commissioner, has hereunto set his hand and seal.

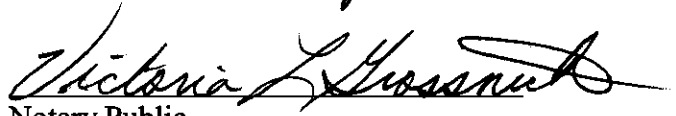
  
Seal  
Robert E. Price, Jr., Commissioner

North Carolina        )  
                                  )  
Forsyth County        )                   Acknowledgment

I, Victoria L. Grossnickle, Notary Public of <sup>Stokes</sup> ~~this~~ county, do hereby certify that Robert E. Price, Jr., Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Commissioner's Deed.

Witness my hand and official seal this is the 6<sup>th</sup> day of May, 2002.



  
Notary Public

My commission expires:  
10-3-2005

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The foregoing Certificate of Victoria L. Grossnickle, N.P. is certified to be correct. This instrument and this certificate are duly registered as the date and time and in the Book and Page shown hereon.

Dickie C. Wood, Register of Deeds of Forsyth County,  
By: D. Boles Assistant/Deputy

## Exhibit "A"

**BEGINNING** at an iron pipe in the west margin of Fourteenth Street (old Mickey Mill Road) in the northeast corner of Lot #132; and running thence in a westerly direction with the north line of Lot #132, 150.4 feet to an iron pipe in the east line of Lot #121; thence in a northerly direction with the east line of Lot #121, 57.5 feet to an iron pipe in the east line of Lot #121 (also the southwest corner of Lot #130), thence in an easterly direction with the south line of Lot #130, 166.2 feet to an iron pipe in the west margin of Mickey Mill Road, or Fourteenth Street; thence in a southerly direction with Mickey Mill Road 51.2 feet to the **BEGINNING**, the same being Lot #131, as shown on the map of Overbrook, recorded in Plat Book 1, Page 5-A, Register of Deeds Office, Forsyth County, North Carolina.

**SAVE AND EXCEPT:** the property deeded to the City of Winston-Salem for the purpose of widening Attucks Street, recorded in Deed Book 972, Page 150, Forsyth County Registry.

The subject tract is informally known as Tax Block 1227, Lot 131B pursuant to the current Forsyth County Tax Maps, with a street address of 1608 Attucks Street, Winston-Salem, NC

*EXHIBIT*

NORTH CAROLINA  
FORSYTH COUNTY

IN THE GENERAL COURT OF JUSTICE  
DISTRICT COURT DIVISION  
00 CVD 5925

City of Winston-Salem,	)
	)
Plaintiff,	)
	)
vs.	)
	)
Carl Cloud, Jr.,	)
	)
Defendant(s).	)
_____	)

**AMENDED DEFAULT JUDGMENT**

**THIS CAUSE** coming on to be heard and being heard before the undersigned Judge presiding on the motion of the Plaintiff for Default Judgment to foreclose special assessments, and it appearing to the court that the motion should be allowed, the court finds and concludes:

1. The Defendant was duly served, is not incompetent or under any disability and is not a member of the armed forces.
2. The Defendant, has failed to plead or appear and is otherwise subject to a default judgment as provided by the Rules of Civil Procedure and the record in the cause. The Entry of Default was entered herein by the Clerk of Court on October 13, 2000.
3. The amount of the lien upon the real property is a sum certain of \$2,988.00 with interest to be added from May 17, 1993.

**NOW, THEREFORE, it is ORDERED, ADJUDGED and DECREED** as follows:

1. The Plaintiff have and recover of the Defendants, through their interest in the real property the sums of \$2,988.00 with interest to be added from May 17, 1993, until paid, together with the cost of this action;
2. Plaintiff have a first lien upon the parcel of real property for special assessments, subject only to the lien of taxes;
3. The real property which is subject to this lien is described as Tax Block 1227, Lot 131B.
4. All the right, title and interest of the Defendant, and unto the real property is hereby barred and forever foreclosed, and except as to their rights to redeem

before confirmation of the sale and to participate in the distribution of any surplus resulting from the sale herein authorized in accordance with his relative claims thereto.


5. It is further ordered and adjudged that Robert E. Price, Jr. is appointed Commissioner to sell the real estate at public auction for cash to the highest bidder, at the Courthouse door in Forsyth County, after first posting notice of the sale at the Courthouse in Forsyth County for (30) days preceding the sale, and also advertising for (four) successive weeks in a newspaper of general circulation in the County; and the Commissioner shall sell the property free and clear of any interest, claims, and liens, whatsoever, except ad valorem taxes; and the commissioner shall, within 3 days after the sale, make a report thereof to this court. A cash deposit of (5%) of the highest bid shall be required, unless the highest bid is by the Plaintiff; then a deposit shall not be required.

6. It is further ordered that after delivery of the deed, and collection of the purchase price, the commissioner shall apply the proceeds as provided by law.

7. It is further ordered that a reasonable Commissioner's fee of 5% of the purchase price and the cost of this action are to be recovered by the Plaintiff; together with a reasonable attorney's fee for the Plaintiffs, to be determined by this court at a later date.

8. This cause is retained for further orders.

This the 31 day of Oct, 2001.

  
\_\_\_\_\_  
Judge Presiding

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