


2005047286 00220


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$40.00
 PRESENTED & RECORDED:
 07-21-2005 03:37 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK: RE 2584
PG: 3342-3343

Recording information above this line

TAX LOT NO.	BLOCK	Parcel No.	Map No.
PROPERTY ADDRESS:	125 Wheeler Street, Winston-Salem, NC 27101		
Mail after recording to:	Carolyn C. Shelton - 2435 Lake Forest Drive, Winston-Salem, NC 27106		
Mail future tax bills to:	Carolyn C. Shelton		
Drafted by:	ROBERT H. SAPP		
Index description:			

FORSYTH COUNTY, NORTH CAROLINA COMMISSIONER'S DEED

This Deed made this 19th day of July, 2005 by and between the Commissioner and the Grantee named below:

Commissioner DAVID P. MAST, JR.	Grantee CAROLYN C. SHELTON
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The designation Commissioner and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

THAT WHEREAS, the appointed Commissioner under an order of the Superior Court of Forsyth County, North Carolina, in the Special Proceeding entitled: IN THE MATTER OF MARGARET E. NELSON, INDIVIDUALLY AND MARGARET E. NELSON, EXECUTOR OF THE ESTATE OF MARGARET H. NELSON, *versus* BARBARA J. BARRETT AND JAMES R. BARRETT, WILLIE MAE HAMILTON, AND SPOUSE, IF ANY, AND/OR HER HEIRS AND ASSIGNS, AND SAVANNAH H. ROBERTS AND SPOUSE, IF ANY, AND/OR HER HEIRS AND ASSIGNS, in file number 04 SP 1301 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, wherein the Commissioner was licensed by order to sell land hereinafter described at Public sale, after due advertisement according to law and;

WHEREAS the Commissioner did on the 22nd day of April, 2005, offer the land hereinafter described at a Public sale at the Forsyth County Courthouse in Winston-Salem, or on the premises; and then and there the Grantee became the last and highest bidder for said land for the sum of \$20,000.00, and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said court and the Commissioner, having been ordered to execute a Deed to the Purchaser upon payment of the purchase money;

NOW, THEREFORE, for and in consideration of the premises and the sum of \$20,000.00 in hand paid to the Commissioner by the Grantee, the receipt whereof is hereby acknowledged, the Commissioner does by these presents hereby sell and convey unto the said Grantee and her successors, heirs and assigns forever, the following tract and lot of land lying in Forsyth County, NC, and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina and Situated on the East side of Wheeler Street, and beginning at an iron stake on the East side of Wheeler Street, said stake being 254.95 feet North of the Northeast corner of the intersection of Wheeler Street and Belews Creek Road (East First street) and running thence Northwardly 50 feet to a stake, the Southwest corner of Lot No. 22; thence Eastwardly 150 feet to a stake, the Southwest corner of Lot No. 22; thence southwardly 50 feet to a stake, the North East corner of Lot No. 20; thence Westwardly 150 feet to a stake in Wheeler Street, the place of Beginning, being known as Lot No. 21 on the Map of Wheeler Addition as recorded in Plat Book 1, Page 12, in Office of Register of Deeds of Forsyth County, North Carolina.

See Deed from A.V. Nash and wife, Hattie M. Nash, William Coan, Jr. and Wife, Marcy W. Coan to Abe Cohn in Book 197, 270; also Deed from R. A. Shore, Agent, to A.V. Nash and William Coan, Jr. in Book 180, Page 276; Also Quitclaim Deed from Sentinel Printing & Publishing Company to A. Cohn In Book 211, Page 108; also Quitclaim Deed from Rufus A. Shore and wife, Sussie Shore to Abe Cohn in Book 452, Page 202.

(LAURA S. BROWN was the high bidder at the sale referred to herein. LAURA S. BROWN assigned her bid to CAROLYN C. SHELTON on July 19th, 2005. See assignment of bid in Special Proceeding File 04-SP-1301.)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land to the Grantee, her successors, heirs and assigns forever. This conveyance is made expressly subject to conditions, restrictions, and easements, of record, constituting constructive notice thereof. The Commissioner is authorized and directed to convey the aforesaid parcel of land pursuant to court order, and the Commissioner does hereby covenant that he has not placed any presently existing liens or encumbrances on the premises and he will warrant and defend the title to same against the lawful claims of all persons claiming by, through, or on account of him as Commissioner as far as it is his duty to do, but no further.

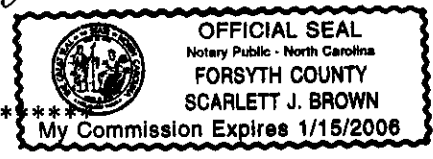
IN WITNESS WHEREOF, the Commissioner has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

David P. Mast, Jr. (SEAL)
DAVID P. MAST, JR. - Commissioner

NORTH CAROLINA - Forsyth County

I, Scarlett J. Brown, a Notary Public of Forsyth County, North Carolina, do hereby certify that DAVID P. MAST, JR. - Commissioner, personally appeared before me this day and acknowledged the execution of the foregoing Deed of Conveyance. Witness my hand and notarial seal this the 21st day of July, 2005.

Scarlett J. Brown
Notary Public



My Commission Expires: January 15, 2006

The foregoing Certificate(s) of _____ is/are certified to be correct. This the _____ day of _____, 2005.

DICKIE C. WOOD, Register of Deeds for Forsyth County
BY _____ Deputy/Assistant-Register of Deeds

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Scarlett J. Brown

NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: *[Signature]* Deputy/Asst.