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 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$36.00
 PRESENTED & RECORDED:
 10-19-2005 01:46 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2610
PG:1465-1467

Mail after recording to: Box 60

\$136-

This instrument was prepared by: Wesley Bailey, Bailey & Thomas, P.A., P. O. Box 52, Winston-Salem, NC 27102

NORTH CAROLINA)

COMMISSIONERS' DEED

)
FORSYTH COUNTY)

This Deed, made and entered into this 19th day of October, 2005, by and between, WILLIAM M. SPEAKS, JR., WESLEY BAILEY, and BRYAN C. THOMPSON, the duly appointed and acting Commissioners as hereinafter stated, parties of the first part; and MARK A. GODFREY of Forsyth County, North Carolina, party of the second part;

WITNESSETH:

That WHEREAS, in a certain special proceeding entitled THOMAS ANDREWS, JR., et al., Petitioners vs. NORMA A. LOGAN, divorced, et al., Respondents, Forsyth County File No. 04 SP 45, brought and pending before the Clerk of the Superior Court of Forsyth County, North Carolina, an Order was entered by the said Court appointing the parties of the first part as Commissioners to sell at public auction, subject to the confirmation of the Court, certain lands, including the lands hereinafter described; and

WHEREAS, said parties of the first part, acting as Commissioners, under and by virtue of the authority of sale as contained in Orders issued by the Honorable Jean Shuping, Assistant Clerk of Superior Court of Forsyth County, dated June 30, 2004, October 20, 2004, and June 20, 2005, offered the real property for sale in "as is condition" designated as Tract 19 (Nineteen) pursuant to the Notice of Sale dated June 23, 2005, at public auction, at the day, time, and place therein designated, when and where Mark A. Godfrey became the last and highest bidder in the sum of \$14,000.00; that said bid was filed in the Office of the Clerk of Superior Court of Forsyth County on August 12, 2005; that thereafter within the ten (10) day upset bid period, Mark T. Wilson placed an upset bid on the said property on August 22, 2005, in the sum of

\$14,750.00; that thereafter within the ten (10) day upset bid period, Mark A. Godfrey placed an upset bid on the said property on August 31, 2005, in the sum of \$16,000.00; that thereafter within the ten (10) day upset bid period, Mark T. Wilson placed an upset bid on the said property on September 12, 2005, in the sum of \$16,800.00; that thereafter within the ten (10) day upset bid period, MARK A. GODFREY placed an upset bid on the said property of September 16, 2005, in the sum of \$18,000.00, which bid remained open for an additional ten (10) day upset period during which period there were no upset bids filed; and

WHEREAS, on October 10, 2005, said Court entered an Order approving and confirming said sale and directing said parties of the first part as Commissioners to make, execute, and deliver to said party of the second part a good and sufficient Deed for said land upon the payment to them of the said purchase price; and WHEREAS, said purchase price has been fully paid.

NOW, THEREFORE, said parties of the first part, acting as Commissioners as aforesaid, under authority and direction of said Order of Confirmation, dated October 10, 2005, and in consideration of the said purchase price in the sum of \$18,000.00, have bargained and sold and by these presents do bargain, sell, and convey to MARK A. GODFREY said tract or parcel of land lying and being in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the North line of Woodland Road, the Southeast corner of a 12.5 acre tract sold by R.L. Cox to Wm. Dalton, March 30, 1897, see deed recorded in Deed Book 61, page 99; running thence with extreme East line of said tract of Wm Dalton, North 3 deg. 11' East 99 ft. to an iron stake, another corner of said tract of Wm. Dalton and also the Southeast corner of a 7.3 acre tract sold by C. W. Shouse to James Timlic, see corrected deed recorded in Book 219, page 224; thence with the South line of said tract of James Timlic, South 86 deg. 30' East 50 ft. to an iron stake, the Northwest corner of Lot No. 2; thence with the West line of said Lot No. 2, South 3 deg. 11' West 98.73 ft. to an iron stake, in the North line of said Woodland Road, North 86 deg. 49' West 50 ft. to the Beginning, being Lot No. 1 containing 4943 square feet, more or less, and is at the northwest corner of the 5.58 acre tract shown on the plot of R.M. Cox, said tract is being developed into lots but has not been completed by iron stake mark the corners of Lot 1 and referred to in this description. The above described property is now known as Lot No. 1 on the map of property of R.M. Cox and W.A. Martin recorded in Plat Book 11, page 37, in the office of the Register of Deeds of Forsyth County, North Carolina. This being a description of part of 5.58-acre tract owned by R.M. Cox in Middlefork Township, Forsyth County. Also being known as Tax Block 2231, Lot 001B, Forsyth County Tax Office.

To have and to hold to party of the second part said lands and premises, together with all privileges and appurtenances thereunto belonging, in as full and ample a manner as said parties of the first part as Commissioners as aforesaid are authorized and empowered to convey the same.

IN WITNESS WHEREOF, said parties of the first part, acting as Commissioners as aforesaid, have hereunto set their hands and seals the day and year first above written.

William M. Speaks, Jr. (SEAL)
WILLIAM M. SPEAKS, JR., Commissioner

Wesley Bailey (SEAL)
WESLEY BAILEY, Commissioner

Bryan C. Thompson (SEAL)
BRYAN C. THOMPSON, Commissioner

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Hilde V. Landrum, a Notary Public in and for ^{Stokes} ~~said~~ County and State, do hereby certify that WILLIAM M. SPEAKS, JR., WESLEY BAILEY, and BRYAN C. THOMPSON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and Notarial stamp or seal, this the 19th day of October, 2005.

Hilde V. Landrum
Notary Public

My Commission Expires:
August 20, 2007

