

2007066832 00090

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$5.00

PRESENTED & RECORDED:

11-20-2007 10:31 AM

KAREN GORDON
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK:RE 2796

PG:3320-3324

Prepared by: Robert E. Price, Jr.

Mail After Recording to: Pamela Towler
3545 Day Road
Walkertown, NC 27056

ENVELOPE

STATE OF NORTH CAROLINA

FORSYTH COUNTY

COMMISSIONER'S DEED

This deed made this 19th day of November, 2007, by Robert E. Price, Jr., Commissioner, Grantor, to Pamela Towler of Forsyth County, 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 "County of Forsyth v. Clarence L. Brooks, et al (file number 04 CVD 5526; 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 29th day of March, 2007 offer the land hereinafter described at a public sale at the Forsyth County Court House door in Winston-Salem, North Carolina and Forsyth County became the last and highest bidder for the said real estate for the sum of \$2,100.00, Forsyth County assigned their bid to Pamela Towler; 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 \$2,100.00 receipt of which is hereby acknowledged, Robert E. Price, Jr., Commissioner, does, by these presents, hereby bargain, sell, grant and convey to Pamela Towler, and her 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 Forsyth County property taxes, the payment of which will be assumed by the purchasers.

To have and to hold the aforesaid tract of land, to Pamela Towler, her 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.

Robert E Price

Robert E. Price, Jr., Commissioner Seal

North Carolina)
)
Forsyth County) Acknowledgment

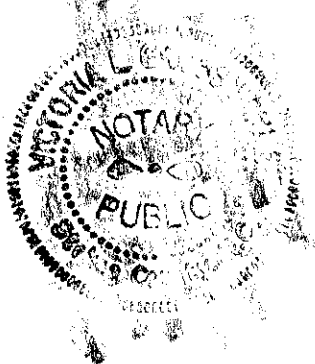
I, Victoria L. Grossnickle, Notary Public of Stokes County, do hereby certify that Robert E. Price, Jr., Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Commissioner's Deed.

Witness my hand and official seal this is the 19th day of November, 2007.

Victoria L Grossnickle

Notary Public-Victoria L. Grossnickle

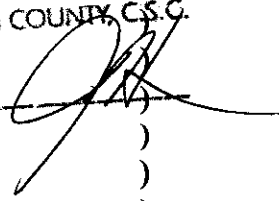
My commission expires:
10/03/2020



Exhibit

NORTH CAROLINA FILED IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
FORSYTH COUNTY 07 JAN -3 PM 3:41 04 CVD 5526

County of Forsyth, FORSYTH COUNTY, C.S.C.

Plaintiff, 

vs.

Clarence L. Brooks, and the heirs of
Clarence L. Brooks, known and
unknown, if deceased,
Defendants.

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 on a tax lien, and it appearing to the Court that the motion should be allowed, the Court finds and concludes:

1. The Defendants were duly served, are not incompetent or under any disability, and are not members of the armed forces.
2. The Defendants have failed to plead or appear and are 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 November 1, 2006.

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

1. The Plaintiff have and recover of the Defendants through their interest in the real property the sum of \$512.98, with interest to be added from October 31, 2006, until paid, together with the cost of this action;
2. Plaintiff has a first lien upon the parcel of real property for a lien of taxes;
3. The real property which is subject to this lien is described as Tax Block 3017, Lot 017C.
4. All the right, title and interest of the Defendants in and unto the real property are hereby barred and forever foreclosed, 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 their 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 (20) days preceding the sale, and also advertising for two (2) 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 costs of this action are to be recovered by the Plaintiff; together with a reasonable attorney's fee for the Plaintiff, to be determined by this Court at a later date.
8. This cause is retained for further orders.

This the 2nd day of January, 2007.

Judge Presiding

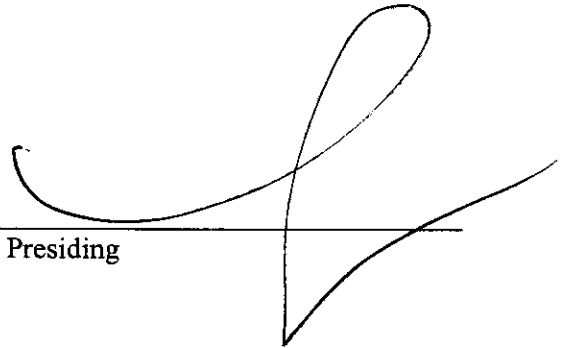


Exhibit "A"

BEGINNING at an iron stake on the North side of a dirt road, said stake being at the common corner of Mrs. Florence Ruth Brooks land and Fred Tilley's land, said iron stake being 1150 feet more or less Southwardly from the Northeast corner of Mrs. Florence Ruth Brooks; thence North 2 deg. East with Tilley's West line 260 feet to an iron stake; thence Westwardly on a line parallel with the North line of said dirt road 78.5 feet to an iron stake, a corner of Doris C. Glenn's lot; thence Southwardly with Glenn's East line, and on a line parallel with Fred Tilley's West line, 260 feet to an iron stake in the North line of said dirt road; thence along the North line of said road Eastwardly 78.5 feet to the **BEGINNING**, and being informally known as Tax Block 3017, Lot 017C, pursuant to the current Forsyth County Tax Maps.