

**2015028698 00070**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$141.00**

PRESENTED &amp; RECORDED:

**07-31-2015 10:57:15 AM**

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

**BK: RE 3243****PG: 2170-2172**

Prepared by: Bryan C. Thompson, Surratt & Thompson, PLLC,  
100 N. Main Street, Suite 2425, Winston-Salem, NC 27101

No Title Search Requested Or Performed By Drafting Attorney

PIN No.: 6828-54-4773.00

Property Address: 211 Oak Summit Road, Winston-Salem, NC 27105.

Return after recording and future tax bills to:

Grantee at 211 Oak Summit Road, Winston-Salem, NC 27105.

Excise Tax: \$141.00

**ENVELOPE**

**NORTH CAROLINA**     )  
                                  )  
**FORSYTH COUNTY**     )

**COMMISSIONER'S DEED**

This Deed, made and entered into this 30<sup>th</sup> day of July, 2015, by and between, Bryan C. Thompson, 100 North Main Street, Suite 2425, Winston-Salem, NC 27101, and John Meadows, 2596 Reynolda Road, Suite C, Winston-Salem, NC 27106, the duly appointed and acting Commissioners as hereinafter stated, party of the first part; and Stephen C. Brown, 211 Oak Summit Road, Winston-Salem, NC 27105, party of the second part;

**WITNESSETH:**

That WHEREAS, in a certain special proceeding entitled Estate of Wallace D. Dinkins, deceased, by and through the Administrator, Patricia D. Shoaf, Petitioner vs. Kay Chamberlain and Patricia Shoaf, individually as the intestate heirs of Wallace D. Dinkins, deceased, and Stephen C. Brown, Forsyth County File No. 14 SP 1281, brought and pending before the Clerk of Superior Court of Forsyth County, North Carolina, an Order was entered by the said Court appointing the Bryan C. Thompson and John Meadows as Commissioners to sell by private sale, subject to the confirmation of the Court, the land hereinafter described; and

WHEREAS, said party of the first part, acting as Commissioners, under and by virtue of the authority of sale as contained in the Order issued by the Honorable Laura Allison Smith, Assistant Clerk of Superior Court of Forsyth County, dated March 18, 2015, offered the real property described herein for sale pursuant to the Notice of Private Sale dated April 14, 2015, when and where Stephen C. Brown made a private sale offer of Seventy Thousand Four Hundred Sixty-One And No/100's Dollars (\$70,461.00) pursuant to the Order of the Forsyth County Clerk of Superior Court, See 14 SP 1281; subsequently a Report of Private Sale was reported to the Court on April 14, 2015, which remained open for a ten (10) day upset period during which period no upset bids were filed; and

WHEREAS, on July 2, 2015, said Court entered an Order approving and confirming said sale and directing said party 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 payment to them of the said purchase price; and WHEREAS, said purchase price has been fully paid.

NOW, THEREFORE, said party of the first part, acting as Commissioners as aforesaid, under authority and direction of said Order of Confirmation, dated July 2, 2015, and in consideration of the

said purchase price in the sum of Seventy Thousand Four Hundred Sixty-One And No/100's Dollars (\$70,461.00), have bargained and sold and by these presents do bargain, sell, and convey to Stephen C. Brown, said tract or parcel of land lying and being in Forsyth County, North Carolina and more particularly described as follows:

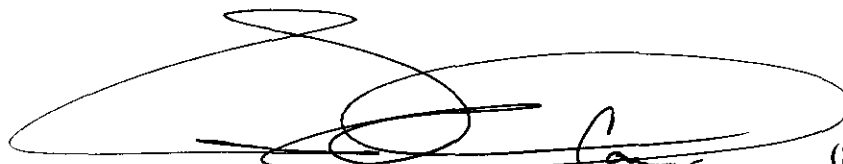
BEGINNING at an iron stake located in the North right of way line of Oak Summit Road, said iron-stake being the Southwest corner of Lot #35 of Dogwood Crest as recorded in Plat Book 14, Page 09, Forsyth County Registry; thence with the West lines of Lots 35, 33, 32, 31, 30, 29, 28, 27 and 26 of said development, North 03° 17' West 866.10 feet to an iron stake; thence with the right of way of U. S. Highway #52 South 13° 12' 07" East a chord distance of 522.50 feet to an iron stake; thence South 09° 18' East 91.02 feet to an iron stake; thence South 09° 09' East 30.83 feet to an iron stake; thence South 88° 35' East 16.36 feet to an iron stake; thence South 03° 17' East 61.57 feet to an iron stake; thence South 09° 04' 23" East 162.18 feet to a monument in the North right of way line of Oak Summit Road; thence with said right of way South 86° 43' West 106.36 feet to an iron stake, the point and place of beginning, and containing 1.306 acres, more or less, all according to a survey by Dan W. Donathan dated June 29, 1990. Said property being further described as Lots 11F, 11G, and 11E, as shown on the Forsyth County Tax Map, Block 3446, and being all of the property described in Deed Book 1164, Page 854, Forsyth County Registry.

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property herein conveyed ✓ includes or \_\_\_\_\_ does not include the primary residence of the Grantor.

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 party of the first part as Commissioners as aforesaid are authorized and empowered to convey the same.

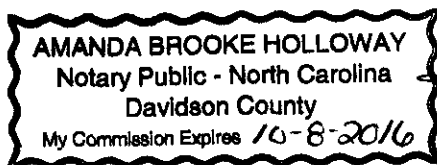
IN WITNESS WHEREOF, said party of the first part, acting as Commissioners as aforesaid, have hereunto set their hands and seals the day and year first above written.

 (SEAL)  
Bryan C. Thompson, Commissioner

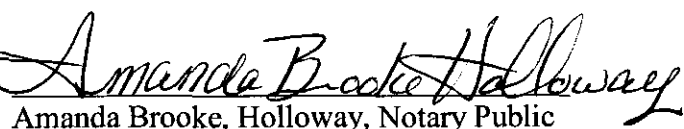
STATE OF NORTH CAROLINA   )  
COUNTY OF FORSYTH        )

I, Amanda Brooke Holloway, a Notary Public of Davidson County, North Carolina, certify that Bryan C. Thompson, Commissioner, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal, this 21<sup>st</sup> day of July, 2015.



(SEAL)

  
Amanda Brooke Holloway, Notary Public

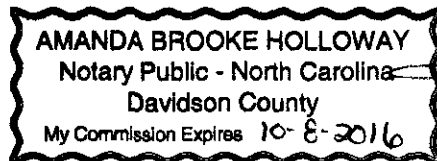
My Commission Expires: 10-08-2016

John F Meadows (SEAL)  
John Meadows, Commissioner

STATE OF NORTH CAROLINA    )  
COUNTY OF FORSYTH         )

I, Amanda Brooke Holloway, a Notary Public of Davidson County, North Carolina, certify that John Meadows, Commissioner, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal, this 30<sup>th</sup> day of July, 2015.



Amanda Brooke Holloway  
Amanda Brooke Holloway (print name)  
Notary Public

(SEAL)

My Commission Expires: 10-8-2016