


2015041904 00166

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$338.00

 PRESENTED & RECORDED:
 11-02-2015 02:14:14 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3257
PG: 3885-3886

Prepared by: Zacchaeus Legal Services

ENVELOPE

Revenue Stamps \$338.00

Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-63-8583.00

This deed, made this 29th day of October, 2015, by MARK D. BARDILL, Commissioner, to Smart Business Inc as Trustee of the 1225 New Hope Lane 5M Land Trust of P.O. Box 149717, Orlando, Florida, 32814.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Forsyth County versus Thirty Six East Limited Partnership and City of Winston-Salem, Defendants and City of Winston-Salem, Lienholder, et al, File No. 11-CVD-4658; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 8th day of June, 2015, offer the land hereinafter described at a public sale at the Forsyth County Courthouse door, in Winston-Salem, North Carolina, and then and there the said New Hope Extension Trust became the last and highest bidder for said land for the sum of \$1.00, and that after numerous upset bids, Smart Business Inc as Trustee of the 1225 New Hope Lane 5M Land Trust became the last and highest bidder for the sum of \$168,750.00; 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 said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$168,750.00, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Smart Business Inc as Trustee of the 1225 New Hope Lane 5M Land Trust, and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston Township, Forsyth County, North Carolina, and described as follows:


All that certain lot or parcel of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: BEGINNING at a stone in the North line of Eighteenth Street, approximately 410 feet East of the East line of Cleveland Avenue, and running thence northwardly 201.7 feet to a stone; thence westwardly 100 feet to a stake; thence southwardly 203.4 feet to a stake in the North line of Eighteenth Street; and thence with the North line of Eighteenth Street 100 feet to the place of BEGINNING, being lot number one (1) as shown on the plat of property formerly owned by C. Knott recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 45 of deeds at Page 568. The lot is shown as lot number (1) in Block 337 on the official tax map of Forsyth County and the City of Winston-Salem.

Subject to restrictive covenants and easements of record.

Parcel Identification Number : 6836-63-8583.00

To have and to hold the aforesaid tract of land, to the said Smart Business Inc as Trustee of the 1225 New Hope Lane 5M Land Trust, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

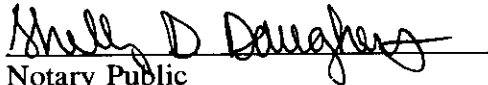
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.


(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
CRAVEN COUNTY

I, Shelly D Daugherty of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 29th day of October, 2015.


Notary Public

My commission expires: 06/05/2017

