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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-21-2018 11:01:28 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3435
PG: 1801-1803

Original To:

Morris Pendleton

This document was prepared by Lonnie Albright, Asst. County Attorney (w/o title exam)

Property address is 508 Salt Street, Winston-Salem, NC 27101

STATE OF NORTH CAROLINA

SHERIFF'S OFFICIAL DEED

COUNTY OF FORSYTH

THIS DEED, made and entered into this the 31st day of October, 2018 by and between William T. Schatzman, the duly elected and serving Sheriff of Forsyth County, North Carolina (301 N. Church St. Winston-Salem, NC 27101), as Grantor, and purchaser, Wilson-Covington Construction Company, (2700 Boulder Park Ct., Winston-Salem, NC 27101), as Grantee:

WITNESSETH:

WHEREAS, an Execution was issued by the Clerk of Superior Court of and for Forsyth County, North Carolina, on September 7, 2018, upon a judgment docketed in the Superior Court of said county, in a civil action entitled Wilson-Covington Construction Co. vs. Margaret Blakeney Bullock, Margaret Blakeney Bullock, Trustee of the Margaret Blakeney Bullock Living Revocable Trust Dated Nov. 12, 1999, Court file number 16 CVS 4005, and directed to the Sheriff of Forsyth County, North Carolina, as Sheriff, requiring said Sheriff to satisfy the judgment out of the personal property of the named Judgment Debtor located within said county and if sufficient personal property could not be located to satisfy the judgment out of the real property owned by the Judgment Debtor on the date the Judgment was docketed or that was acquired at any time after the docketing of the judgment; and,

WHEREAS, a sufficient amount of personal property of said Judgment Debtor was not identified or located that would satisfy said Judgment; and,

WHEREAS, the Sheriff or his lawful deputy acting under authority of said Execution did levy upon the hereinafter described real property and did after advertisement and notice as required by state law, offer the same for sale at public auction at the location designated by the Clerk of Superior Court, to wit: the Forsyth County Hall of Justice Building in Winston Salem, North Carolina, at 12:00 o'clock p.m. on the 3rd day of October, 2018, when and where the property was sold, and after the upset bid period had elapsed and no upset bid was made to Wilson-Covington Construction Co., as the last and highest bidder; and,

WHEREAS, the said Sheriff or his lawful deputy made a report of said sale to the Clerk of Superior Court of Forsyth County, as by law required; and,

WHEREAS, said sale has remained open for a period of at least ten (10) days since the filing of the report of sale of the last upset bid and no additional upset bid or order for resale has been entered; and,

WHEREAS, the Clerk of Superior Court of Forsyth County has entered an Order of Confirmation on October 18, 2018, for the sale of real property and directed the said Sheriff or his lawful deputy to prepare and tender to the named purchaser a duly executed Sheriff's quitclaim deed for the property sold; and,

WHEREAS, the said Grantee, who was the last and highest bidder, has complied with the terms of the sale and paid to the Sheriff or his lawful deputy the amount of Two Hundred Ninety Three Thousand Eighty Seven and 77/100 Dollars (\$293,087.77) which is the full amount of his last and highest bid and demanded a deed for said property.

NOW, THEREFORE, said Grantor, the elected and serving Sheriff of Forsyth County, North Carolina, under the authority of said Execution and Sale, and in consideration of the sum of Two Hundred Ninety Three Thousand Eighty Seven and 77/100 Dollars (\$293,087.77) to him in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents doth bargain, sell, and convey in as full and ample a manner as he is authorized to convey unto said Grantee and their successors and assigns all right, title, interest and estate which the Judgment Debtor named above owned in the real property described below on the date the judgment in this matter was duly docketed in the Office of the Clerk of Superior Court for Forsyth County or acquired at any time thereafter, in and to the land levied upon and sold as aforesaid, the same tract(s) of land lying and being in the County of Forsyth, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin in the western right of way line of Salt Street, said pin being the northeast corner of the Sarah W. Gant property as described in Deed recorded in Deed Book 1639, Page 1091, Forsyth County Registry and running thence with northern line of Gant, South 82 deg. 36 min. 13 sec. West 168.49 feet to an existing iron pin in the eastern right of way line of Old Salem Road; thence with the eastern right of way line of Old Salem Road, North 08 deg. 24 min. 59 sec. West 42.98 feet to an existing iron pin, said iron pin being the southwest corner of the Curtis Gerard Leonard, et al property as described in Deed recorded in Deed Book 1927, Page 2622, Forsyth County Registry, and running thence with the southern line of Leonard, North 82 deg. 35 min. 02 sec. East 169.19 feet to an existing bolt in the western right of way of Salt Street; thence with the western right of way of Salt Street, South 07 deg. 29 min. 28 sec. East 43.03 feet to the POINT AND PLACE OF BEGINNING, containing 0.16669 acres, more or less, as shown on survey prepared for Margaret B. Bullock by Thomas A. Riccio & Associates, dated February 18, 2014, designated Drawing Number 14036.

THAT said tract of land, upon information and belief, was not under mortgage at the time of the docketing of the judgment (See N. C. Gen. Stat. §1-317) and that said real property sold under execution remains subject to all superior liens, mortgages, easements, restrictions of record, encumbrances, unpaid taxes and special assessments which were effective prior to the lien of the judgment under which the sale was held in the same manner and to the same extent as if no such sale had been held.

TO HAVE AND TO HOLD, the same to Wilson-Covington Construction Company, Grantee, and its successors and assigns in as full and ample a manner as said Grantor is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, said Grantor, duly elected and serving as Sheriff of Forsyth County, North Carolina, has hereunto set his hand and seal, the day and year first above written.

William T. Schatzman (SEAL)

William T. Schatzman
Sheriff of Forsyth County

NORTH CAROLINA

COUNTY OF FORSYTH

Alicia W. Coleman, a Notary Public (Assistant/Deputy Register of Deeds) in and for the above named County and State, do hereby certify that William T. Schatzman Sheriff of Forsyth County, North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing Sheriff's Official Deed.

WITNESS my hand and official seal, this the 31 day of October, 2018.

Alicia W. Coleman (SEAL)
Notary Public

My Commission Expires: _____

