

**2022016663 00137**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3.00

PRESENTED & RECORDED
 04-07-2022 01:46:17 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3687
PG: 676-677

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

ENVELOPE**Revenue Stamps \$3.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6826-83-7363.00

This deed, made this 30th day of March, 2022, by MARK B. BARDILL, Commissioner, to Australia Smith and J. Barbara Smith of P.O. Box 104, Tobaccoville, North Carolina, 27050.

WITNESSETH:

That whereas the said MARK B. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Forsyth County versus Josephine B. Hatley and spouse, if any, and City of Winston-Salem, et al, File No. 17-CVD-4217; and said MARK B. 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 B. BARDILL, Commissioner, did on the 7th day of October, 2021, 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 Essam Hassan Ahmed became the last and highest bidder for said land for the sum of \$500.00; and after said bid was upset, Australia Smith and J. Barbara Smith became the last and highest bidder for said land for the sum of \$1,250.00; 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 B. 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 \$1,250.00, receipt of which is hereby acknowledged, the said MARK B. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Australia Smith and J. Barbara Smith, and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston-Salem Township, Forsyth County, North Carolina, and described as follows:

TRACT 2: Being known and designated as Lot No. 22 on the South Side of Harrison Avenue in Block 8 as shown on map of North Cherry Street Development Company. Said map being recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, on pages 54 and 55. These lots are owned by the Wachovia Bank and Trust Company, Trustee under the last will and testament of A.H. Eller, deceased.

Subject to restrictive covenants and easements of record.

Parcel Number: 6826-83-7363.00

To have and to hold the aforesaid tract of land, to the said Australia Smith and J. Barbara Smith, and their successors, heirs and assigns forever, in as full and ample manner as said MARK B. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.


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


_____(SEAL)
MARK B. BARDILL, Commissioner

NORTH CAROLINA
CRAVEN COUNTY

I, Elizabeth McCoy of said County, do hereby certify that MARK B. 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 30th day of March, 2022.



Notary Public

My commission expires: 08/17/2026

