

**2023023828 00141**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$56.00PRESENTED & RECORDED:
07-14-2023 03:00:09 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLAB FLEMING, DPTY**BK: RE 3763**
PG: 2038-2039**ENVELOPE****Prepared by: Zacchaeus Legal Services**
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**Revenue Stamps \$56.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6844-98-5175.00

This deed, made this 13th day of June, 2023, by MARK B. BARDILL, Commissioner, to John Southard, Inc. of 448 Lawndale Drive, Winston-Salem, North Carolina, 27104.

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 Wanda S. Brendle and spouse, if any, Defendants, and City of Winston-Salem, Defendant and Lienholder, et al, File No. 17 CvD 4381; 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 5th day of January, 2023, 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 Johnson Enrichment Services, LLC became the last and highest bidder for said land for the sum of \$4,000.00; and after numerous upset bids, John Southard, Inc. became the last and highest bidder for said land for the sum of \$27,562.50; 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 \$27,562.50, 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 John Southard, Inc., 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:

Beginning at a point in the Western right of way line of Cole Road, the S.E. corner of Lot now or formerly owned by J.P. Rothrock and wife, Marie V. Rothrock and being the S.E. corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence with the western right of way line of said Cole Road 125 feet to a point, the N.E. corner of a lot now or formerly belonging to O.L. Swaim; thence Westwardly 262 feet to a point, the S.E. corner of a lot now or formerly belonging to the Fred Swaim

- heirs and being the S.E. corner of Lot No. 7, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; thence Northwardly 125 feet along the eastern boundary of said Lot No. 7 to a point, the southwestern corner of lot now or formerly belonging to Clay H. Smith, being the southwestern corner of Lot No. 17, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence eastwardly 262 feet along the southern boundary line of Lot No. 17 and the southern boundary line of Lot No. 5, Block 2543 as shown on the Forsyth County Tax Map, Winston Township, to a point in the western right of way line of Cole Road and the southeast corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township, the place of beginning and containing approximately 3/4 acre, more or less, and being known and designated as Lot No. 6, Block 2643, as shown on the Forsyth County Tax Map, Winston Township, and being further identified as the identical property conveyed to C.S. Weavil by Deed from S.F. Yokley and wife, C.J. Yokley dated November 24, 1917, and recorded in Deed Book 153, at Page 301, Forsyth County Registry.

LESS AND EXCEPT so much of the above described parcel conveyed to the City of Winston-Salem recorded in Deed Book 2891, Page 556, Forsyth County Registry.

Subject to restrictive covenants and easements of record.

Parcel Number: 6844-98-5175.00

To have and to hold the aforesaid tract of land, to the said John Southard, Inc., 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 13th day of June, 2023.


Notary Public

My commission expires: 08/17/2026

