


2023034271 00143

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

\$22.00

PRESENTED & RECORDED:

10-05-2023 03:03:48 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3776
PG: 693-694
Prepared by: Zacchaeus Legal Services
Revenue Stamps \$22.00
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

ENVELOPE

COUNTY OF FORSYTH

COMMISSIONER'S DEED

ID# 6844-67-8851.00

This deed, made this 12th day of September, 2023, by MARK B. BARDILL, Commissioner, to Glabex Consortium of 4887 Hampton Oak Ct, Clemmons, North Carolina, 27012.

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 Eloy M. Pena a/k/a Eloy Maximino Pena-Mondragon and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-WCW3, Lienholders, et al, File No. 16 CvD 7780; 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 6th day of July, 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 Shelton J. Davis and wife, Lindsey B. Davis became the last and highest bidder for said land for the sum of \$3,500.00; and after several upset bids, Glabex Consortium became the last and highest bidder for said land for the sum of \$10,750.00; 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 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 \$10,750.00, 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 Glabex Consortium, 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 3/4 inch pipe located 2.74 feet south of the northern margin of the right-of-way of Waughtown Street, said point of beginning being South 57 deg. 54 min. 00 sec. West 91.91 feet from a 1/2-inch pipe located in the northern margin of the right-of-way of Waughtown Street, thence from said point

of beginning, North 21 deg. 20 min. 18 sec. West 2.74 feet to a point in the northern margin of the right-of-way of Waughtown Street South 56 deg. 57 min. 56 sec. West 122.83 feet to a 1/2-inch pipe; thence with the eastern margin of the right-of-way of Butler Street North 28 deg. 28 min. 43 sec. West 169.25 feet to a #4 rebar; thence leaving the eastern margin of the right-of-way of Butler Street North 62 deg. 28 min. 05 sec. 142.11 feet to a #4 rebar set in the southern boundary line of the property of Ava Hampton (see Deed recorded in Book 1182, Page 1775, Forsyth County Registry), now or formerly; thence with a portion of the southern boundary line of the aforesaid property of Ava Hampton South 21 deg. 20 min. 18 sec. East 161.12 feet to the point and place of beginning, containing approximately 21,552 square feet as shown on unrecorded survey dated August 24, 1999, prepared by Kenneth L. Foster, F.L.S. (Job No. 2147-99A), which survey is incorporated herein by this reference.

Subject to restrictive covenants and easements of record.

Parcel Number: 6844-67-8851.00

To have and to hold the aforesaid tract of land, to the said Glabex Consortium, 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.

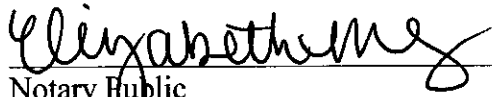
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.


_____(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 12th day of September, 2023.



Notary Public

My commission expires: 08/17/2026

