


**2023034272 00144**

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

 PRESENTED & RECORDED:  
 10-05-2023 03:04:31 PM

 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3776**  
**PG: 695-696**
**Prepared by: Zacchaeus Legal Services**
**Revenue Stamps \$3.00**
**Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**
**ENVELOPE**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6843-09-4997.00

This deed, made this 12th day of September, 2023, by MARK B. BARDILL, Commissioner, to Norman Viands of 125 Petree Road, Winston-Salem, North Carolina, 27106.

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 Broadus Hall, Jr. and spouse, if any, and City of Winston-Salem, et al, File No. 19 CvD 2095; 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 \$600.00; and after said bid was upset, Norman Viands became the last and highest bidder for said land for the sum of \$1,350.00; 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 \$1,350.00, 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 Norman Viands, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

TRACT ONE: Beginning at an iron, the northeast corner of Lot 170 on the map of Easton, and running thence North 42 degrees and 32 minutes West, 60.60 feet to an iron in the center line of a division of Lot 227 of Easton; thence South 55 degrees and 18 minutes West 69.38 feet along said center line, to an iron in the Barney Castel property; thence South 01 degree and 52 minutes West along said line, 74.82 feet to an iron, the N.W. corner of Lot 170 of Easton; thence North 55 degrees 12.30 minutes East, 122.26 feet along the north line of Lot 170 of Easton, to an iron, the place of beginning

TRACT TWO: Beginning at an iron, the Northeast corner of Lot No. 170, as shown on the Map of Easton, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 14, Page 23A(2), and running thence, North 42 degrees 32 minutes West 60.60 feet to an iron in the center line of a division of Lot No. 227 of Easton; thence South 55 degrees 18 minutes West 69.38 feet to an iron in the line of the Old Cassell Property; thence North 1 degree 53 minutes East along the Cassell line, 74.83 feet to an iron, the Southwest corner of Lot No. 45 of Easton; thence Northeastwardly along the South line of Lot No. 45 and Lot No 42, 250 feet, more or less, to an iron, the Southwest corner of Lot No. 41 of Easton; thence South 11 degrees 43 minutes East 65.30 feet to an iron in the center line of the division of Lot No. 227 of Easton; thence South 55 degrees 16 minutes West along the center line of said Lot No. 227 to an iron; thence South 34 degrees 44 minutes East 60 feet to an iron, the Northeast corner of Lot No. 169 of Easton; thence South 55.12 degrees 30 minutes West along the North line of Lot No. 169 of Easton 131.40 feet to the place of beginning.

Together with and subject to easement recorded in Deed Book 3075, Page 4354 in the Office of the Register of Deeds of Forsyth County.

Subject to restrictive covenants and easements of record.

Parcel Number: 6843-09-4997.00

To have and to hold the aforesaid tract of land, to the said Norman Viands, 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.

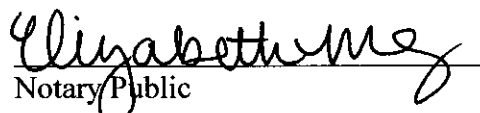
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
\_\_\_\_\_(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

