



2023034277 00149

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$32.00**

PRESENTED & RECORDED:  
 10-05-2023 03:24:53 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE ASST

BK: RE 3776

PG: 727-728

ENVELOPE

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$32.00

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

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6833-67-0099.00

This deed, made this 12th day of September, 2023, by MARK B. BARDILL, Commissioner, to Bianey Hernandez-Camarillo and Bernardino Perez-Leon of 303 Oakdale Street, Winston-Salem, North Carolina, 27107.

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 James R. Conner and spouse, if any, Defendants, and City of Winston-Salem, Defendant and Lienholder, et al, File No. 19 CvD 6572; 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 Bianey Hernandez-Camarillo and Bernardino Perez-Leon became the last and highest bidder for said land for the sum of \$16,000.00; 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 \$16,000.00, 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 Bianey Hernandez-Camarillo and Bernardino Perez-Leon, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Beginning at an iron in the Southeast corner of the property of Larry Lucas (see Forsyth County Registry Deed Book 2111, Page 1452), said iron being in the Western margin of the right-of-way for Southdale Avenue; running thence with the Western margin of said Southdale Avenue, South 04 degrees 15 minutes 45 seconds West 114.69 feet to an iron in the Northeast corner of the property of Whitney Investments, LLC (see Deed Book 2395, Page 1450, F.C.R.); thence North 85 degrees 31 minutes 35 seconds West 107.47 feet to an iron; thence North 04 degrees 16 minutes 09 seconds East 114.75 feet to an iron in the Southern line

of the aforementioned Larry Lucas property; then with the Lucas Southern line, South 85 degrees 29 minutes 45 seconds East 107.45 feet to an iron, the point and place of beginning, containing 0.283 acres, more or less.

The above tract is subject to a permanent, non-exclusive 12.0 foot access easement that runs with the land along the Southernmost 12.0 feet of the above-described tract for the benefit of the current owner, and any subsequent owners, of the present Forsyth County Tax Block 1390, Tax Lot 101 (see Deed Book 1263, page 64, F.C.R.) and a 17.78 foot wide strip of land along said Tax Lot 101's Eastern line. Said 17.78 foot wide strip also runs along the above-described tract's Western line and the aforementioned Whitney Investments, LLC's Western line. Said 17.78 foot wide strip is described as follows: Beginning at an iron in the Southeast corner of the property of Larry Lucas (see Forsyth County Registry Deed Book 2111, Page 1452), said iron being in the Western margin of the right-of-way for Southdale Avenue; running thence North 85 degrees 29 minutes 45 seconds West 107.45 feet to an iron, the beginning point of the herein described tract; thence North 85 degrees 15 minutes 48 seconds West 17.78 feet to a point; thence South 04 degrees 16 minutes 09 seconds West 199.45 feet to an iron in the Northern right-of-way of Tesh Avenue; thence with Tesh Avenue's Northern margin, South 85 degrees 31 minutes 35 seconds East 17.78 feet to an iron; thence North 04 degrees 16 minutes 20 seconds East 84.62 feet to an iron; thence North 04 degrees 16 minutes 09 seconds East 114.75 feet to an iron, the point and place of beginning.

Subject to restrictive covenants and easements of record.

Parcel Number: 6833-67-0099.00

To have and to hold the aforesaid tract of land, to the said Bianey Hernandez-Camarillo and Bernardino Perez-Leon, 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.

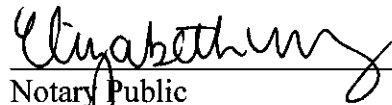
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(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

