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

\$10.00

PRESENTED & RECORDED:

10-05-2023 04:52:32 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3776

PG: 954-955

Prepared by: Zacchaeus Legal Services

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

Revenue Stamps \$10.00

ENVELOPE

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6827-95-2289.00

This deed, made this 12th day of September, 2023, by MARK B. BARDILL, Commissioner, to Jose G. Hernandez of 11035 Shandon Way Ln, Charlotte, North Carolina, 28262.

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 William Furches, Jr. and spouse, if any, Bryant L. Furches and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, Lienholder, et al, File No. 14 CvD 6563; 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 Jose G. Hernandez became the last and highest bidder for said land for the sum of \$5,000.00; 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 \$5,000.00, 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 Jose G. Hernandez, and their successors, heirs and assigns that certain parcel or tract of land, situated in Old Town Township, Forsyth County, North Carolina, and described as follows:

Lying and being on the west side of Marvin Street in Old Town Township, Forsyth County, North Carolina, and being known and designated as all of Lot Number 19 as shown on the map of Marvin Heights, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3 at Page 42A, except a six inch strip off the north side of said Lot Number 19, which was conveyed to James A. Goins and wife, Ruth Goins in Deed Book 656 at Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, also a fifteen (15) foot easement for field drain line to septic tank which was conveyed to previous

grantors herein by James A. Goins and wife, Edith C. Clowers and husband, across the back part of the northern six inches of lot Number 19 and lots numbers 20, 21, and 22, of Marvin Heights, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3 at Page 42A. Reference is made to said easement of record for a more definite description thereof.

Subject to restrictive covenants and easements of record.

Parcel Number: 6827-95-2289.00

To have and to hold the aforesaid tract of land, to the said Jose G. Hernandez, 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.

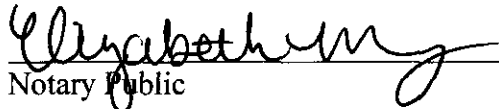
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

_____(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

