



2023037842 00098

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED
11-06-2023 02:54:40 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3780
PG: 2296-2297

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

ENVELOPE

Revenue Stamps \$50.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

COMMISSIONER'S DEED

ID# 6844-65-4810.00

This deed, made this 11th day of October, 2023, by MARK B. BARDILL, Commissioner, to Hubbard Realty of Winston-Salem Inc. of 1598 Westbrook Plaza Dr., Suite 200, Winston-Salem, North Carolina, 27103.

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 The True Temple Holiness Church of God, Incorporated, and City of Winston-Salem, et al, File No. 14 CvD 4490; 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 April, 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 Limitless Solutions, LLC became the last and highest bidder for said land for the sum of \$2,800.00; and after numerous upset bids, Hubbard Realty of Winston-Salem Inc. became the last and highest bidder for said land for the sum of \$25,000.00; 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 \$25,000.00, 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 Hubbard Realty of Winston-Salem Inc., and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Being all .99 acre, more or less, as shown on the survey entitled "The True Temple Holiness Church of God", prepared by Charles E. Shoaf, dated May 10, 2013, of record in Plat Book 61, Page 15, Forsyth County Registry, to which reference is made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6844-65-4810.00

To have and to hold the aforesaid tract of land, to the said Hubbard Realty of Winston-Salem 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.

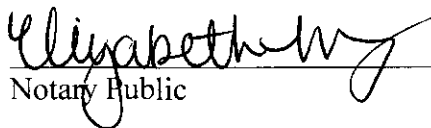
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

_____(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 11th day of October, 2023.



Notary Public

My commission expires: 08/17/2026

