



2024003961 00119

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$103.00

PRESENTED & RECORDED
02-08-2024 02:57:24 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY CARLA B FLEMING, DPTY

BK: RE 3792
PG: 1308-1309

ENVELOPE

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

Revenue Stamps \$103.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

COMMISSIONER'S DEED
ID# 6845-47-0226.00

This deed, made this 31st day of January, 2024, by MARK B. BARDILL, Commissioner, to Gifted Hands Academy of 3809 Turnberry Park Drive, Pfafftown, North Carolina, 27040.

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 Johnny Edward Owens and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, Bank of America, National Association, and California Lending Group, Inc. DBA United Lending Group, Lienholders, et al, File No. 17 CvD 621; 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 Teach a Person To Fish became the last and highest bidder for said land for the sum of \$4,000.00; and after numerous upset bids, Gifted Hands Academy became the last and highest bidder for said land for the sum of \$51,051.26; 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 \$51,051.26, 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 Gifted Hands Academy, and their successors, heirs and assigns that certain parcel or tract of land, situated in Broadbay Township, Forsyth County, North Carolina, and described as follows:


Lying and being East of the City of Winston-Salem in Broadbay Township, being known and designated as Lot No. 44 as shown on the map of Masten Park Section 3, recorded in Plat Book 7, Page 42, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6845-47-0226.00

To have and to hold the aforesaid tract of land, to the said Gifted Hands Academy, 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.

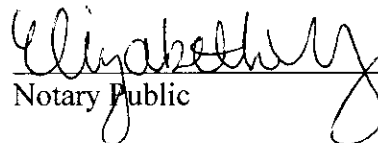


(SEAL)
MARK B. BARDILL, Commissioner

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 31st day of January, 2024.



Notary Public

My commission expires: 08/17/2026

