



2024003962 00120

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$135.00**

PRESENTED & RECORDED  
 02-08-2024 03:01:37 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY CARLA B FLEMING DPTY

**BK: RE 3792**  
**PG: 1310-1311**

ENVELOPE

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

**Revenue Stamps \$135.00**

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

COMMISSIONER'S DEED

ID# 6836-24-3489.00

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to Dylan Caviness of 6400 Armps Road, Whitset, North Carolina, 27377.

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 Harold W. Carter and spouse, if any, Christopher M. Carter and spouse, if any, Defendants, and City of Winston-Salem, Defendant and Lienholder, et al, File No. 17 CvD 645; 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, LLC became the last and highest bidder for said land for the sum of \$10,000.00; and after numerous upset bids, Dylan Caviness became the last and highest bidder for said land for the sum of \$67,200.00; 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 \$67,200.00, 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 Dylan Caviness, and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston Township, Forsyth County, North Carolina, and described as follows:

Beginning at an iron stake in the east property line of Greenway Avenue, the northwest corner of Lot #7, and running thence in an easterly direction along the north line of Lot #7, 117 feet to an iron stake in the west line of Lot #29, the northeast corner of Lot #7; thence in a northerly direction along the west lines of Lot Nos. 29 and 28, 60 feet to an iron stake, the southeast corner of Lot No. 9; thence in a westerly direction along the south line of Lot #9, 124 feet to an iron stake in the east property line of Greenway Avenue, the southwest corner of Lot #9; thence in a southerly direction along the east line of Greenway Avenue 60 feet

to an iron stake, the place of beginning. Being known and designated as Lot #8 Block "C," as shown on the map entitled Greenway Place, made by J.E. Ellerbe, C.E. and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 4, Page 73, to which plat reference is hereby made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6836-24-3489.00

To have and to hold the aforesaid tract of land, to the said Dylan Caviness, 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.

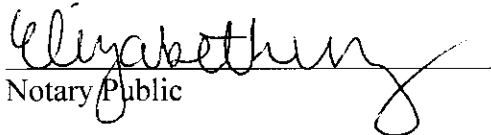
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
\_\_\_\_\_(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 1st day of February, 2024.

  
\_\_\_\_\_  
Notary Public

/My commission expires: 08/17/2026

