

**2024003970 00128**FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED

02-08-2024 03:33:43 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3792**PG: 1344-1345**

ENVELOPE

Prepared by: Zacchaeus Legal Services**Revenue Stamps \$30.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6837-89-0984.00

This deed, made this 16th day of January, 2024, by MARK B. BARDILL, Commissioner, to John Southard Inc. of 448 Lawndale Dr., Winston-Salem, North Carolina, 27104.

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 Jacqueline D. Blackwell and spouse, if any, and City of Winston-Salem, Defendants and City of Winston-Salem, and JP Morgan Chase Bank, National Association, as Trustee of the Security National Mortgage Loan Trust 2001-3, Lienholders, et al, File No. 17 CvD 3647; 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 5th day of October, 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 Denton Construction Services, LLC became the last and highest bidder for said land for the sum of \$600.00, and after several upset bids, John Southard Inc. Became the last and highest bidder for said land for the sum of \$15,000.00; 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 \$15,000.00, 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 John Southard Inc., 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 a stake, the northeast corner of Lot 27 as shown on plat of J.M. Shouse and R.H. Shouse, which plat is recorded in the office of the Register of Deeds of Forsyth County, N.C., in Book of Maps 2, at Page 13A, and running thence southwardly along the east side of Scenic Drive 52 feet to a stake, the northwest corner of Lot 29; thence eastwardly to and along the north line of Lot 29 250 feet to a stake the northeast

This lot being Lot 28 on the above map referred to. This property also referred to as Forsyth County Tax Block 2070A, Lot 28B.

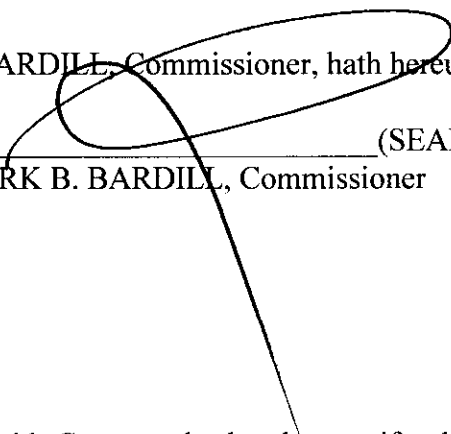
Less and except so much of the above described parcel conveyed in the Right of Way Agreement recorded in Deed Book 1305, Page 632, recorded in the Forsyth County Register of Deeds.

Subject to restrictive covenants and easements of record.

Parcel Number: 6837-89-0984.00

To have and to hold the aforesaid tract of land, to the said John Southard 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 16th day of January, 2024.

Elizabeth McCoy
Notary Public
My commission expires: 08/17/2026

