

2024003971 00129

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$4.00PRESENTED & RECORDED  
02-08-2024 03:35:53 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY CARLA B FLEMING, DPTYBK: RE 3792  
PG: 1346-1347

ENVELOPE

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$4.00

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

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6834-84-7257.00

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to Blue Shine Properties LLC of 2003 Boulevard Sr. Ste. E, Greensboro, North Carolina, 27407.

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 Joseph F. Mitchell and spouse, if any, Defendants, and City of Winston-Salem, Defendant and Lienholder, et al, File No. 17 CvD 3917; 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 Kevin Loyd M. Cowan became the last and highest bidder for said land for the sum of \$1,000.00; and after said bid was upset, Blue Shine Properties LLC became the last and highest bidder for said land for the sum of \$1,750.00; 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 \$1,750.00, 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 Blue Shine Properties LLC, 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:

All of that certain tract, lot, or parcel of land in the Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Lots 3 and 3 ½ as shown on the Map of Wachovia Development Company which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, Page 81 (Deed Book 41, Page 115), reference to which Map is herewith made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6834-84-7257.00

To have and to hold the aforesaid tract of land, to the said Blue Shine Properties LLC, 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.

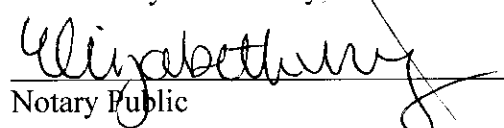
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

\_\_\_\_\_  
MARK B. BARDILL, Commissioner (SEAL)

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

