



2024004015 00173

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$28.00**

PRESENTED &amp; RECORDED

02-08-2024 04:18:38 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS

BY: CARLA B FLEMING DPTY

**BK: RE 3792****PG: 1464-1465**

ENVELOPE

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

**Revenue Stamps \$28.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 5883-93-7370.00

This deed, made this 31st day of January, 2024, by MARK B. BARDILL, Commissioner, to Debra Baity of 5705 June Lane, Winston-Salem, North Carolina, 27127.

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 Westwood Lake, Inc., and Village of Clemmons, et al, File No. 17 CvD 6187; 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 \$1,300.00; and after numerous upset bids, Debra Baity became the last and highest bidder for said land for the sum of \$13,750.00; 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 \$13,750.00, 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 Debra Baity, and their successors, heirs and assigns that certain parcel or tract of land, situated in Clemmons Township, Forsyth County, North Carolina, and described as follows:

All that certain lot or parcel of land lying and being situate in Clemmons Township, Forsyth County, State of North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake in the Western line of Riverside Development Corp., said iron stake being distant North 12 deg. 24' West 335.78 feet from the Southwest corner of said Riverside Development Corporation; thence from said point of Beginning, North 89 deg. 40' West 537.45 feet to an iron stake in the Southeastern right of way line of the East bound lane of Interstate 40; thence with said right of way, North

50 deg. 50' East 51.75 feet to a concrete monument; thence continuing with said right of way line, the two following courses and distances: North 36 deg. 55' West 10 feet to a concrete monument; thence North 48 deg. 58' East, a chord measurement of 549.4 feet to an iron stake in said right of way line, a corner of Riverside Development Corporation; thence with their line, South 12 deg. 24' East 414.14 feet to an iron stake, the point and place of BEGINNING.

Less and except so much as conveyed to the Department of Transportation in Deed Book 1912, Page 83, Forsyth County Registry.

Together with and subject to Soil Erosion and Sedimentation Control Agreement recorded in Deed Book 1179, Page 1079, Forsyth County Registry.

Subject to restrictive covenants and easements of record.

Parcel Number: 5883-93-7370.00

To have and to hold the aforesaid tract of land, to the said Debra Baity, 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.

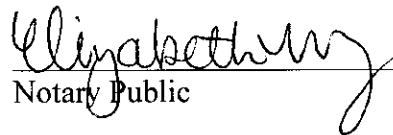
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(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

