



2024004025 00183

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2.00

PRESENTED & RECORDED
 02-08-2024 04:23:10 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3792**PG: 1476-1477**

ENVELOPE

Prepared by: Zacchaeus Legal Services**Revenue Stamps \$2.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6808-79-6418.000

This deed, made this 31st day of January, 2024, by MARK B. BARDILL, Commissioner, to Edwin Antonio Bonillas Iglesias of 1966 Bethania Rural Hall Road, Winston-Salem, North Carolina, 27106.

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 Eunice Blueford and spouse, if any, Lena Wilson and spouse, if any, and City of Winston-Salem, et al, File No. 20 CvD 964; 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 Edwin Antonio Bonillas Iglesias became the last and highest bidder for said land for the sum of \$900.00; 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 \$900.00, 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 Edwin Antonio Bonillas Iglesias, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

All that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at a point, said point lying the following courses and distances from an old iron in the southeastern right-of-way line of Bethania-Rural Hall Road, also known as North Carolina No. 65, said old iron being North 30° 09' 40" East 401.5 feet from the southeastern intersection of the rights-of-way of Bethania-Rural Hall Road and Jones Road; South 65° 52' East 200.4 feet to an old iron, the point and place

of beginning; running thence South 53° 35' East 93.78 feet to a point; thence South 29° 07' 45" West 213.62 feet to a point; thence North 56° 13' 45" West 96.87 feet to a point; thence North 30° 04' East 222.29 feet to the point and place of beginning.

Subject to restrictive covenants and easements of record.

Parcel Number: 6808-79-6418.000

To have and to hold the aforesaid tract of land, to the said Edwin Antonio Bonillas Iglesias, 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.

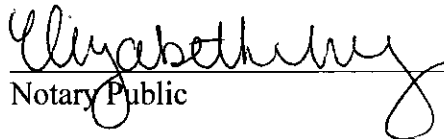
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

_____(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

