

**2024004026 00184**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$4.00**

PRESENTED & RECORDED  
 02-08-2024 04:32:42 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3792**  
**PG: 1478-1479**

**ENVELOPE**

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

**Revenue Stamps \$4.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-74-5713.000

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to Daniel Steward of 4894A Elevation Road, Benson, North Carolina, 27504.

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 Dennis Matthew Parham and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, and Truliant Federal Credit Union, Lienholders, et al, File No. 19 CvD 6581; 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 A.J. Baker became the last and highest bidder for said land for the sum of \$800.00; and after said bid was upset, Daniel Steward became the last and highest bidder for said land for the sum of \$1,550.00; 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 \$1,550.00, 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 Daniel Steward, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

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

Being known and designated as Lot Number Seven (7) on the map of Fairview Heights as recorded in Book 97 at Page 592 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6836-74-5713.000

To have and to hold the aforesaid tract of land, to the said Daniel Steward, 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.

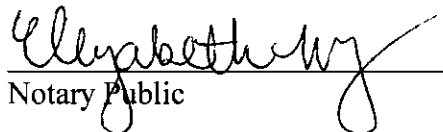
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

 (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

