



2024004027 00185

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$6.00**

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

**BK: RE 3792**  
**PG: 1480-1481**

ENVELOPE

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$6.00

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

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6846-95-9136.000

This deed, made this 6th day of February, 2024, by MARK D. BARDILL, Commissioner, to Dwayne E. Muhammad of 2674 Green Level Ch Rd., Burlington, North Carolina, 27217.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Forsyth County versus Shelby Jean Donathan and spouse, if any, and City of Winston-Salem, et al, File No. 19 CvD 6575; and said MARK D. 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 D. 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 Baity Development, LLC became the last and highest bidder for said land for the sum of \$1,300.00; and after said bid was upset, Dwyane E. Muhammad became the last and highest bidder for said land for the sum of \$3,000.00; 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 D. 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 \$3,000.00, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Dwayne E. Muhammad, and their successors, heirs and assigns that certain parcel or tract of land, situated in Middlefork Township, Forsyth County, North Carolina, and described as follows:

TRACT ONE: Being known as Lot 112 as shown in the plat for Silver Chalice, Section 4, as recorded in Plat Book 40, Page 179, in the Forsyth County Register of Deeds Office of Forsyth County, NC.

Subject to restrictive covenants and easements of record.

Parcel Number: 6846-95-9136.000

To have and to hold the aforesaid tract of land, to the said Dwayne E. Muhammad, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

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

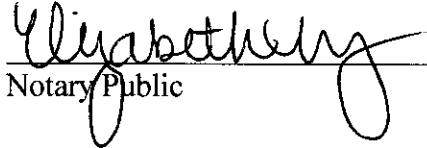
 (SEAL)  
MARK D. BARDILL, Commissioner

NORTH CAROLINA  
CRAVEN COUNTY

I, Elizabeth McCoy of said County, do hereby certify that MARK D. 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 6th day of February, 2024.

My commission expires: 08/17/2026

  
Notary Public

