



2024004028 00186

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1.00

PRESENTED & RECORDED

02-08-2024 04:32:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3792**PG: 1482-1483**

ENVELOPE

Prepared by: Zacchaeus Legal Services**Revenue Stamps \$1.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6807-81-5398.000

This deed, made this 31st day of January, 2024, by MARK B. BARDILL, Commissioner, to Kevin Loyd M. Cowan of 164 Pinewood Ln., Unit 103, Advance, North Carolina, 27006.

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 Fiscal Factors, Inc., and City of Winston-Salem, et al, File No. 19 CvD 1938; 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 \$500.00; 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 \$500.00, 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 Kevin Loyd M. Cowan, and their successors, heirs and assigns that certain parcel or tract of land, situated in Old Town Township, Forsyth County, North Carolina, and described as follows:

The parcel of real property in Old Town Township, Forsyth County, North Carolina, known as:
 Lot Fifty-Five (55) in Block A as shown on the plat of Red Copper Acres, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book 12 of Plats at Page 96.
 Subject to restrictive covenants and easements of record.
 Parcel Number: 6807-81-5398.000

To have and to hold the aforesaid tract of land, to the said Kevin Loyd M. Cowan, 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.

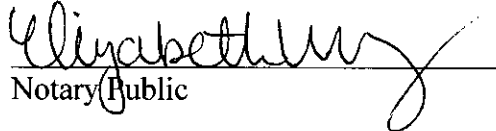
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(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

