

**2024004030 00188**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00PRESENTED & RECORDED:
02-08-2024 04:32:42 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY**BK: RE 3792**
PG: 1486-1487

ENVELOPE

Prepared by: Zacchaeus Legal Services**Revenue Stamps \$17.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6857-32-5323.000

This deed, made this 31st day of January, 2024, by MARK B. BARDILL, Commissioner, to White Paw LLC of P.O. Box 3, Clemmons, North Carolina, 27012.

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 David C. Hinton and spouse, if any, Defendants, and Allegacy Federal Credit Union, Barclays Bank Delaware, and Wells Fargo Bank, National Association, Lienholders, et al, File No. 18 CvD 6483; 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 Charles Noonan became the last and highest bidder for said land for the sum of \$1,900.00; and after numerous upset bids, White Paw LLC became the last and highest bidder for said land for the sum of \$8,250.00; 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 \$8,250.00, 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 White Paw LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Middleford Township, Forsyth County, North Carolina, and described as follows:

Being all of Lot 60, as shown on the map of Williston Estates, Section 2, as recorded in Plat Book 23, Page 156, Forsyth County Registry, North Carolina.

Subject to restrictive covenants and easements of record.

Parcel Number: 6857-32-5323.000

To have and to hold the aforesaid tract of land, to the said White Paw LLC, 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.

Elizabeth McCoy
Notary Public

My commission expires: 08/17/2026

