


2024004031 00189

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$56.00

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

BK: RE 3792
PG: 1488-1489

ENVELOPE

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

Revenue Stamps \$56.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6833-16-0181.000

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to John Southard Inc. of 448 Lawndale Drive, Winston-Salem, North Carolina, 27104.

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 Robert Patrick Ryan and spouse, Joyce Ann Ryan, and City of Winston-Salem, Defendants, and City of Winston-Salem, and Wells Fargo Financial System Virginia, Inc., Lienholders, et al, File No. 18 CvD 6151; 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 \$1,200.00; and after numerous upset bids, John Southard Inc. became the last and highest bidder for said land for the sum of \$27,562.50; 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 \$27,562.50, 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 John Southard Inc., and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston Township, Forsyth County, North Carolina, and described as follows:

Being known and designated as Lots #44 and 45 as shown on the Map of Williard Dale, recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Subject to restrictive covenants and easements of record.

Parcel Number: 6833-16-0181.000

To have and to hold the aforesaid tract of land, to the said John Southard Inc., 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.

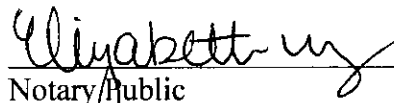


(SEAL)
MARK B. BARDILL, Commissioner

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

