

**2024004032 00190**FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$9.00

PRESENTED & RECORDED:

02-08-2024 04:32:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3792**PG: 1490-1491****ENVELOPE****Prepared by: Zacchaeus Legal Services****Revenue Stamps \$9.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6828-70-0045.000

This deed, made this 1st day of February, 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 Gloria M. Ortner, Kaitlin Ortner and spouse, if any, Defendants, and City of Winston-Salem, Defendant and Lienholder, et al, File No. 19 CvD 7092; 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 \$2,700.00; and after several upset bids, White Paw LLC became the last and highest bidder for said land for the sum of \$4,200.00; 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 \$4,200.00, 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 Forsyth County, North Carolina, and described as follows:

All that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Beginning at an iron stake located in the Western right of way line of Germanton Road (also known as Highway #8), said stake also being located at the Southeast corner of Phillip A. Barr property; running thence from said Beginning point with the Western right of way line of said road, South 10° 40' West 100.0

feet to an iron stake located at the Northeast corner of H.E. Poe property; running thence with the Northern line of Poe, North 76° 35' West 93.78 feet to an old iron located at the Northwest corner of H.E. Poe property; running with the Northern line of Smith Brothers' property, North 76° 35' West 196.50 feet to an old iron stake; running thence with the Western line of William D. Buck property, North 17° 40' East 100.20 feet to an old iron stake; running thence with the Southern line of Phillip A. Barr property, South 76° 35' East 278.05 feet to the point and place of Beginning.

Subject to restrictive covenants and easements of record.

Parcel Number: 6828-70-0045.000

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 1st day of February, 2024.

Elizabeth McCoy
Notary Public

My commission expires: 08/17/2026

