


**2024004033 00191**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$5.00**

 PRESENTED & RECORDED  
 02-08-2024 04:32:42 PM

 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY

**BK: RE 3792**  
**PG: 1492-1493**

ENVELOPE

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

**Revenue Stamps \$5.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-42-0480.000

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to Yvonne Cheeks of 6010 Summer Trace Lane, Winston-Salem, North Carolina, 27105.

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 Ivy House: Center, for Self Sufficiency, and City of Winston-Salem, Defendants, and City of Winston-Salem, and United States of America, by and through Department of Treasury, Internal Revenue Service, Lienholders, et al, File No. 19 CvD 6940; 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 Christopher H. Eastwood became the last and highest bidder for said land for the sum of \$1,600.00; and after said bid was upset, Yvonne Cheeks became the last and highest bidder for said land for the sum of \$2,350.00; 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 \$2,350.00, 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 Yvonne Cheeks, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Beginning at an iron stake in the southern right-of-way line of 15th Street, the said stake being 50 feet east of the southeast corner of the intersection of 15th Street and Ivy Avenue; and running from the said beginning point southwardly, on a parallel with the eastern right-of-way line of White Street, 140 feet to a stake in the northern margin of an alley; thence eastwardly, with the northern margin of the said alley, 50

feet to a stake; thence northwardly, on a parallel with the eastern right-of-way line of Ivy Avenue, 140 feet to a stake in the southern right-of-way line of 15th Street; thence westwardly, with the southern right-of-way line of 15th Street, 50 feet to the beginning.

Subject to restrictive covenants and easements of record.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

Parcel Number: 6836-42-0480.000

To have and to hold the aforesaid tract of land, to the said Yvonne Cheeks, 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.

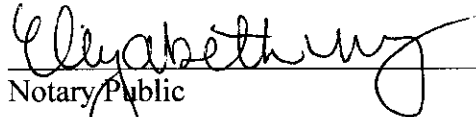
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
\_\_\_\_\_(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

