



2024004034 00192

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

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

BK: RE 3792
PG: 1494-1495

ENVELOPE

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

Revenue Stamps \$120.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6849-10-0959.00

This deed, made this 1st day of February, 2024, by MARK B. BARDILL, Commissioner, to Ummah Properties of 3397 Hyde Place Cir, Winston-Salem, North Carolina, 27103.

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 Roberto Deleon and spouse, Juana Alvarenga, et al, File No. 18 CvD 4200; 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 6th day of July, 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 Jhonathan B. Moctezuma-Rodriguez became the last and highest bidder for said land for the sum of \$3,000.00; and after numerous upset bids, Ummah Properties became the last and highest bidder for said land for the sum of \$60,000.00; 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 \$60,000.00, 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 Ummah Properties, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Being known and designated as Lots 15, 9 and 10, as shown on the plat of W.L. Moser Property, said map recorded in Plat Book 4, Pages 9 and 10 in the Office of the Register of Deeds of Forsyth County, North Carolina.

LESS AND EXCEPTING all of that property described in Deed Book 1161, Page 481 and Deed Book 2646, Page 1550 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Subject to restrictive covenants and easements of record.

Parcel Number: 6849-10-0959.00

To have and to hold the aforesaid tract of land, to the said Ummah Properties, 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.

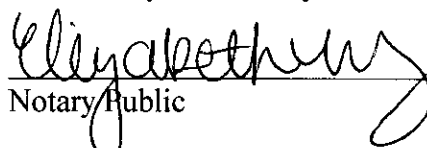
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

_____(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

