



2024018437 00054

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$7.00

PRESENTED & RECORDED:  
 06-07-2024 10:57:16 AM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

BK: RE 3810  
 PG: 1176-1177

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

Revenue Stamps \$7.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-56-1115.00

Envelope

This deed, made this 15th day of April, 2024, by MARK B. BARDILL, Commissioner, to Robert E. Rousseau of 219 Hemingway St., Winston-Salem, North Carolina, 27127.

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 Marcene Hairston and spouse, if any, George T. Powell, Jr. and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, W. Joseph Burns, Trustee, and Queenesther Ruth Jeffries, Lienholders, et al, File No. 19 CvD 2952; 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 8th day of February, 2024, 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 Robert E. Rousseau became the last and highest bidder for said land for the sum of \$3,500.00; 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 \$3,500.00, 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 Robert E. Rousseau, 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:

Beginning at a point in the eastern margin of Farmall Street, said point also being the Northwest corner of Duke Power Company lot and also being located 134 feet North 87 deg. 00' West of the West margin of the Southern Railroad right of way and 200 feet North 3 deg. 00' East from the North margin of West 27th Street; running thence with the East margin of Farmall Street, South 33 deg. 00' West 211.24 feet, more or less, to a point, the P.C. or the beginning of a curve to the left, the radius of which is 15 feet on a chord of

South 28 deg. 30' East 26.36 feet to a point in the North margin of West 27th Street South 87 deg. 00' East 102.6 feet, more or less, to a point in the Southwest corner of the Duke Power lot; then with the West line of the Duke Power lot; then with the West line of the Duke Power lot North 30 deg. 00' East 200 feet to the point of beginning.

Subject to restrictive covenants and easements of record.

Parcel Number: 6836-56-1115.00

To have and to hold the aforesaid tract of land, to the said Robert E. Rousseau, 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.

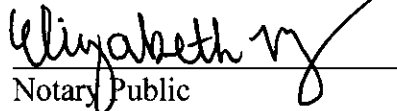
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

\_\_\_\_\_(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 15th day of April, 2024.

  
\_\_\_\_\_  
Notary Public

My commission expires: 08/17/2026

