


2024018438 00055

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$14.00

 PRESENTED & RECORDED
 06-07-2024 10:57:45 AM

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

BK: RE 3810
PG: 1178-1179

ENVELOPE

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

Revenue Stamps \$14.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-38-4088.00

This deed, made this 15th day of April, 2024, by MARK B. BARDILL, Commissioner, to JJD Enterprises, LLC of 1531 Westbrook Plaza Dr., Ste. A, 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 The Heirs, Assigns and Devisees of James Howard Davis and spouse, if any, Karla Davis a/k/a Karla Goddard and spouse, if any, Karloz Davis-Lemon and spouse, if any, Juwann Davis-Lemon and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, Lienholder, et al, File No. 15 CvD 2227; 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 JJD Enterprises, LLC became the last and highest bidder for said land for the sum of \$7,000.00; 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 \$7,000.00, 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 JJD Enterprises, LLC, 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:

All that certain tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

Being known and designated as Lot No. 45, Plat of Bon Air, Section A, recorded in Plat Book 3, Page 25, and Plat Book 8, Page 109, in the office of the Register of Deeds of Forsyth County, North Carolina.

Subject to restrictive covenants and easements of record.

Parcel Number: 6836-38-4088.00

To have and to hold the aforesaid tract of land, to the said JJD Enterprises, 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.

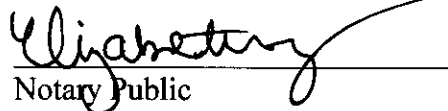
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(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 15th day of April, 2024.


Notary Public

My commission expires: 08/17/2026

