



2024030142 00047

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$34.00

PRESENTED & RECORDED:
09-06-2024 10:32:17 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOLE, DPTY

BK: RE 3825
PG: 147-148

Envelope

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

Revenue Stamps \$34.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6826-93-2127.00

This deed, made this 22nd day of August, 2024, by MARK B. BARDILL, Commissioner, to Glabex Consortium LLC of 4887 Hampton Oak Ct., 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 Brian Page, as Trustee of the 1620 Cherry Street Trust Dated July 24, 2003, 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. 14 CvD 749; 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 3rd day of May, 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 after numerous upset bids, Glabex Consortium LLC became the last and highest bidder for said land for the sum of \$16,813.13; 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 \$16,813.13, 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 Glabex Consortium LLC, 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 Lot(s) 11 Block 15, as shown on the map of NORTH CHERRY STREET DEVELOPMENT, which map is recorded in Plat Book 4, Page 54, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description. 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.

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: 6826-93-2127.00

To have and to hold the aforesaid tract of land, to the said Glabex Consortium 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 22nd day of August, 2024.

Elizabeth McCoy

Notary Public

My commission expires: 08/17/2026

