



2024032791 00042

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$6.00

PRESENTED & RECORDED:
 09-27-2024 10:41:50 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3828
PG: 1065-1066

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

Revenue Stamps \$6.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

SHERIFF'S DEED

ID#: 6825-71-2580.000

This deed, made this 26 day of September, 2024, by and between Bobby F. Kimbrough, Jr., Sheriff of Forsyth County, North Carolina, (the "Sheriff"), and Abbitt Estates LLC, 1515 Mockingbird Ln., Ste. 420, Charlotte, NC 28209, (the "Buyer"),

WITNESSETH

That whereas the Sheriff, being duly authorized by an Execution issued upon a judgment docketed in the office of the Clerk of the Superior Court for Forsyth County in a proceeding entitled COUNTY OF FORSYTH, Plaintiff, vs. The HEIRS, ASSIGNS and DEVISEES of RUTH E. HILL *et, al.*, FILE NO.: 23 M 991 and after due advertisement in accordance with law, did offer for sale and did sell, at public auction for cash to the highest bidder, at the courthouse door in Forsyth County, on July 31, 2024, the real property herein described, when and where Abbitt Estates, LLC became the last and highest bidder for the same at the price of \$3,000.00; and

Whereas the sale has been confirmed by order of the Superior Court, and the Buyer has fully paid the amount of the bid to the Sheriff;

Now, therefore, in consideration of the premises and in further consideration of the sum of dollars (\$3,000.00) in hand paid to the Sheriff by the Buyer, receipt of which is hereby fully acknowledged, the Sheriff does hereby give, grant, bargain, sell, and convey unto the Buyer, his or her heirs and assigns, all of the lot, tract, or parcel of real estate described as follows:

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

Original to: Corporate Banker

Being known and designated as Lot 123 on the map of Highland Park, recorded in Plat Book 1, Page 96, Office of the Register of Deeds, Forsyth County, North Carolina.

Less and except so much as conveyed to Teddy Ray Messick and wife Stella G. Messick in Deed Book 560, Page 433, Forsyth County Registry.

Subject to restrictive covenants, easements, and rights-of-way of record.

Parcel Number: 6825-71-2580.000

To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the Buyer, his, hers, its heirs and assigns, in as full and ample manner as the Sheriff is authorized and empowered to convey the same;

In witness whereof, the Sheriff has hereunto set his hand and seal, the day and year first above written.

 (Seal)
Sheriff

I, Alicia Watson Coleman, notary public in and for the County of Forsyth, do hereby certify that Bobby F. Kimbrough, Jr., Sheriff of FORSYTH County, personally appeared before me this day and acknowledged the due Execution of the foregoing deed as his or her own act and deed.

Witness my hand and official seal, this 26 day of September, 2024.


Notary Public

My commission expires _____, _____

