



2024035066 00041

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00

PRESENTED & RECORDED:
10-16-2024 09:11:58 AM

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

BK: RE 3831
PG: 936-937

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$17.00

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

STATE OF NORTH CAROLINA

SHERIFF'S DEED

COUNTY OF FORSYTH

ID#: 6836-96-8878.000

This deed, made this 15 day of October, 2024, by and between , Sheriff of Forsyth County, North Carolina, (the "Sheriff"), and Blue Shine Properties LLC, 2003 Boulevard St., Ste., Greensboro, NC 27407, (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. MT. CALVARY COLORED HOLINESS CHURCH OF GOD A/K/A MT. CALVARY HOLINESS CHURCH, INC.,*et. al.*, FILE NO.: 23 M 993 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 JVG Investments LLC became the last and highest bidder for the same at the price of \$2,600.00; and

Whereas, during the upset bidding period, Blue Shine Properties LLC offered the last upset bid in the amount of \$8,500.00; 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 (\$8,500.00) 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:

Original to: Corporal Bankert

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

Being known and designated as Lots Nos. 25 and 26 on the plat of City View Development formerly owned by W. H. Bondurant. Plat of said property recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 1, Page 108.

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

Parcel Number: 6836-96-8878.000

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.

Bobby Z. Kimbrough (Seal)
Sheriff

I, Alicia Watson Coleman, notary public in and for the County of Forsyth, do hereby certify that, 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 15 day of October, 2024.

Alicia Watson Coleman
Notary Public

My commission expires _____

