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

 PRESENTED & RECORDED:
 10-17-2024 02:52:13 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY CHELSEA B MARTINEZ, DPTY

BK: RE 3831
PG: 2279-2280

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

ENVELOPE

COMMISSIONER'S DEED

ID# 6834-87-1199.000

This deed, made this 26th day of September, 2024, by MARK B. BARDILL, Commissioner, to Horacio Martinez Cadena and Eva Y Vargas Santos of 2059 Urban Street, Winston-Salem, North Carolina, 27107.

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 Rae H. Lane and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, and Household Realty Corporation, Lienholders, et al, File No. 19 CvD 6750; 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 RVBC Enterprises, Inc. became the last and highest bidder for said land for the sum of \$2,200.00; and after said bid was upset, Horacio Martinez Cadena and Eva Y Vargas Santos became the last and highest bidder for said land for the sum of \$2,950.00; 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 \$2,950.00, 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 Horacio Martinez Cadena and Eva Y Vargas Santos, 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 lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at an iron stake in the west line of Dacian Street, formerly Urban Avenue, and at the northeast corner of Lot 148 on the Map of Reynolds Place recorded in the Office of the Register of Deeds of Forsyth

County, North Carolina in Map Book 1 at Page 48; running thence with the said west line of Dacian Street, North 03° 30' East 47 feet to a new corner 53 feet South 03° 30' West from an iron stake at the northeast corner of Lot 150 on said recorded map; thence on a new line North 86° 11' West 150 feet to a corner on the east line of a 15-foot alley and 53 feet, South 03° 30' West from an iron stake at the northwest corner of said Lot 150; thence with the east line of said alley South 03° 30' West 47 feet to an iron stake at the northwest corner of said Lot 148; thence with the north line of said Lot 148 South 86° 11' East 150 feet to the beginning, being the South 47 feet to Lot 149 on said recorded map and being the identical property described in deed recorded in Book 877, Page 131, Forsyth County Registry.

Subject to restrictive covenants and easements of record.

Parcel Number: 6834-87-1199.000

To have and to hold the aforesaid tract of land, to the said Horacio Martinez Cadena and Eva Y Vargas Santos, 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 26th day of September, 2024.

Elizabeth McCoy
Notary Public

My commission expires: 08/17/2026

