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FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED:
10-17-2024 02:56:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY CHELSEA B MARTINEZ, DPTY

BK: RE 3831
PG: 2315-2316

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

Revenue Stamps \$60.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

ENVELOPE

COMMISSIONER'S DEED
ID# 6846-99-2869.000

This deed, made this 26th day of September, 2024, by MARK B. BARDILL, Commissioner, to Carlos Josue Castillo-Lopez and Shelsie Yulaemy Castillo-Lopez of 3721 Barnwell Drive, Winston-Salem, North Carolina, 27105.

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 Lanny C. Cooke and spouse, if any, and City of Winston-Salem, et al, File No. 19 CvD 7093; 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

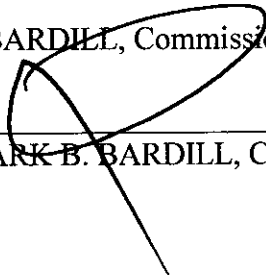
Whereas, the said MARK B. BARDILL, Commissioner, did on the 8th day of February, 2024, offer the land hereinafter described at a public sale at the Forsyth County Courthouse door, in Winston-Salem, North Carolina, and then and there the said Carlos Josue Castillo-Lopez and Shelsie Yulaemy Castillo-Lopez became the last and highest bidder for said land for the sum of \$30,000.00; 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 \$30,000.00, 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 Carlos Josue Castillo-Lopez and Shelsie Yulaemy Castillo-Lopez, and their successors, heirs and assigns that certain parcel or tract of land, situated in Middle Fork Township, Forsyth County, North Carolina, and described as follows:

BEGINNING at an iron stake in the West margin of an unnamed street, point being in the old line between John F. Beeson and W. A. Beeson, and runs thence with the West margin of said 60 foot street, the three following courses: South 1 degree 51' West 74.2 feet; South 20 degrees 4' West 105 feet; and South 21 degrees 31' West 100 feet to an iron stake; thence with the line of Vernon Beeson, Sam Cook and Jack Carter North 35 degrees 35' West 319.9 feet to an iron stake; thence on a new line with Harvey Beeson North 88 degrees 54' East 261.1 feet to the BEGINNING, containing .84 of an acre, more or less.
Subject to restrictive covenants and easements of record.
Parcel Number: 6846-99-2869.000

To have and to hold the aforesaid tract of land, to the said Carlos Josue Castillo-Lopez and Shelsie Yulaemy Castillo-Lopez, 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.

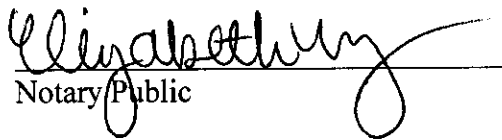


(SEAL)
MARK B. BARDILL, Commissioner

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.



Notary Public

My commission expires: 08/17/2026

