



2024035306 00132

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$44.00

PRESENTED & RECORDED
10-17-2024 03:01:10 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3831

PG: 2322-2323

Revenue Stamps \$44.00

Prepared by: Zacchaeus Legal Services

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

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

ENVELOPE

COMMISSIONER'S DEED

ID# 6827-84-9076.000

This deed, made this 26th day of September, 2024, by MARK B. BARDILL, Commissioner, to Juventus Investments, LLC of 807 N. Trade Street, Winston Salem, NC 27101

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 Superior Electro Finishes, Inc., and City of Winston-Salem, Defendants, et al, File No. 21 CvD 451; 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 Juventus Investments, LLC became the last and highest bidder for said land for the sum of \$22,000.00; 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 \$22,000.00, 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 Juventus Investments, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Old Town Township, Forsyth County, North Carolina, and described as follows:

Being known and designated on the plat of Alspaugh Development as Lots Nos. 54, 55, and 82, as shown on plat recorded in Register of Deeds Office, Forsyth County, N.C. Book 4, page 111 of Plats.

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

Parcel Number: 6827-84-9076.000

To have and to hold the aforesaid tract of land, to the said Juventus Investments, 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.

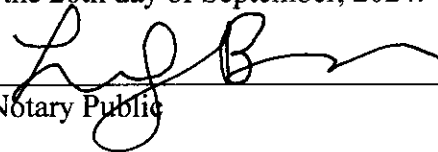
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

MARK B. BARDILL, Commissioner (SEAL)

NORTH CAROLINA
JONES COUNTY

I, Laura J. Brookshire 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: 12/11/2028

