



**2024038041 00035**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$41.00**

PRESENTED & RECORDED  
11-08-2024 10:23:34 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3835**

**PG: 491-492**

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

**Revenue Stamps \$41.00**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

ENVELOPE

COUNTY OF FORSYTH

ID# 6834-84-6819.00

This deed, made this 1st day of November, 2024, by MARK B. BARDILL, Commissioner, to CJB Capital Investments LLC of 210 N. Main St., Ste. 134, Kernersville, North Carolina, 27284.

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 The Heirs, Assigns and Devisees of Eddy Franklin Atkinson and spouse, if any, Ruth K. Atkinson and spouse, if any, April Lynn Moline and spouse, if any, and City of Winston-Salem, et al, File No. 14 CvD 83; 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 6th day of September, 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 Evolve Real Estate Investments, LLC became the last and highest bidder for said land for the sum of \$800.00; and after numerous upset bids, CJB Capital Investments LLC became the last and highest bidder for said land for the sum of \$20,500.00; 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;

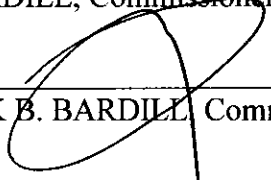
Now, therefore, for and in consideration of the premises and the sum of \$20,500.00, receipt of which is hereby acknowledged, the said MARK B. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said CJB Capital Investments LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston Township, Forsyth County, North Carolina, and described as follows:

Beginning at an iron stake in the West side of Urban Street, said stake being 54 feet Northeastwardly from the North side of Brookline Street and also being the corner of Lot "A" and running thence with the West side of Urban Street, North 14° East 48 feet to an iron stake, corner of Lot "C"; thence with the line of Lot "C", North 76° West 100 feet to an iron stake; thence South 14° West 48 feet to an iron stake, corner of Lot "A"; thence with the line of Lot "A" South 76° East 100 feet to the place of beginning and being Lot "B" on

the subdivision of Lot Nos. 27 and 28 in Block 8, on the Map of the Wachovia Development Company, as recorded in the Office of the Register of Deeds of Forsyth County, NC in Plat Book 8, Page 81. The identification of this Lot as "B" on the subdivision of Lot Nos. 27 and 28, Block 8, is for convenience only. Subject to restrictive covenants and easements of record.  
Parcel Number: 6834-84-6819.00

To have and to hold the aforesaid tract of land, to the said CJB Capital 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.

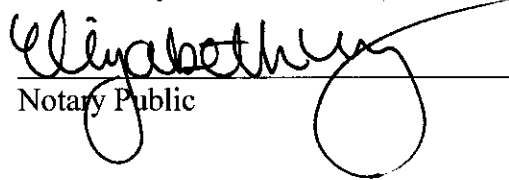
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
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(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 1st day of November, 2024.

  
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Notary Public

My commission expires: 08/17/2026

