



2024038042 00036

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$13.00

PRESENTED & RECORDED
11-08-2024 10:25:14 AM

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

BK: RE 3835

PG: 493-494

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

Revenue Stamps \$13.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6838-26-6263.00

ENVELOPE

This deed, made this 31st day of October, 2024, by MARK B. BARDILL, Commissioner, to JVG Investments LLC of 4850 Murray Rd., Lot#16, Winston-Salem, North Carolina, 27106.

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 Midsouth Industries, Inc. a/k/a Mid South Industries, Inc. a/k/a Mid-South Industries, Inc., and City of Winston-Salem, et al, File No. 17 CvD 3963; 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 JJD Enterprises, LLC became the last and highest bidder for said land for the sum of \$1,800.00; and after several upset bids, JVG Investments LLC became the last and highest bidder for said land for the sum of \$6,250.00; 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 \$6,250.00, 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 JVG Investments LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Being known and designated as the "Plant Site" on the plat of Pinebrook Manor, Section I, recorded in Plat Book 32, page 124, in the office of the Register of Deeds of Forsyth County, North Carolina.

Subject to restrictive covenants and easements of record.

Parcel Number: 6838-26-6263.00

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

(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 31st day of October, 2024.

Elizabeth McCoy

Notary Public

My commission expires: 08/17/2026

