



2024038043 00037

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$15.00

PRESENTED & RECORDED
 11-08-2024 10:26:34 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ DPTY

BK: RE 3835**PG: 495-496****Prepared by: Zacchaeus Legal Services****Revenue Stamps \$15.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

ENVELOPE

COUNTY OF FORSYTH

COMMISSIONER'S DEED

ID# 6845-49-4413.00

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 Josh L. Dillingham and spouse, if any, and City of Winston-Salem, et al, File No. 17 CvD 4222; 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 Abbitt Estates, LLC became the last and highest bidder for said land for the sum of \$600.00; and after numerous upset bids, JVG Investments LLC became the last and highest bidder for said land for the sum of \$7,250.00; 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 \$7,250.00, 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 Middlefork Township, Forsyth County, North Carolina, and described as follows:

Situate on the west side of Chandler Street in Motor Heights No. 2 in the City View Section three miles east of Winston-Salem, N.C., beginning at a stake on the west side of Chandler Street the S.W. corner of Raymond Fulp's Lot No. 23, thence in a westwardly direction along Chandler Street 150 feet to a stake in R. Lee Angel's line, thence northwardly along said Angel's line 170 to a stake, thence south 65 degrees 21' east 239 feet to a stake in the N.E. corner of Lot No. 23 owned by Raymond Fulp, thence along the line of Lot No. 23, 144 feet to the place of beginning.

Subject to restrictive covenants and easements of record.

Parcel Number: 6845-49-4413.00

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.

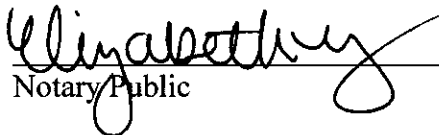
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.


_____(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.



Notary Public

My commission expires: 08/17/2026

