



2024038045 00039

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00

PRESENTED & RECORDED
11-08-2024 10:28:01 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY CHELSEA B MARTINEZ, DPTY

BK: RE 3835

PG: 498-499

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

Revenue Stamps \$8.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

ENVELOPE

COUNTY OF FORSYTH

ID# 6846-85-8390.000

This deed, made this 1st day of November, 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 Shelby Jean Donathan and spouse, if any, and City of Winston-Salem, et al, File No. 19 CvD 6575; 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 \$1,100.00; and after several upset bids, JVG Investments LLC became the last and highest bidder for said land for the sum of \$4,000.00; 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 \$4,000.00, 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 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:

TRACT TWO: Being known as Lot 73, of Silver Chalice, Section 3, as recorded in Plat Book 38, Page 179, of the Forsyth County Register of Deeds Office of Forsyth County, NC.

Subject to restrictive covenants and easements of record.

Parcel Number: 6846-85-8390.000

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.

MARK B. BARDILL, Commissioner (SEAL)

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.

Elizabeth McCoy

Notary Public

My commission expires: 08/17/2026

