



2024038052 00046

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

\$26.00

PRESENTED & RECORDED

11-08-2024 10:33:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3835

PG: 537-538

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

Revenue Stamps \$26.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6844-05-1419.000

ENVELOPE

This deed, made this 31st day of October, 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 Judy Wade and spouse, if any, and City of Winston-Salem, Defendants, and Federal Financial Services, Inc., and Earl Barden, Lienholders, et al, File No. 21 CvD 1995; 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

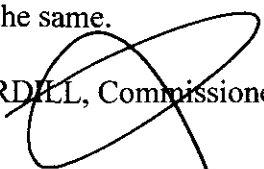
Whereas, the said MARK B. BARDILL, Commissioner, did on the 6th day of September, 2024, offer the land hereinafter described at a public sale at the Forsyth County Courthouse door, in Winston-Salem, North Carolina, and then and there the said R.K. Legacy Rentals became the last and highest bidder for said land for the sum of \$1,400.00; and after several upset bids, CJB Capital Investments LLC became the last and highest bidder for said land for the sum of \$12,850.00; 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 \$12,850.00, 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 on the north side of Devonshire Street, said stake being 112 feet in an eastward direction from the northeast corner of Nissen Avenue and Devonshire Street; running thence on a line parallel with Nissen Avenue, North 7 degrees East 150 feet to an iron stake on the south side of a 15-foot alley; thence along the south side of said alley, South 83 degrees East 50 feet to an iron stake; thence on a line parallel with Nissen Avenue South 7 degrees West 150 feet to an iron stake on the north side of Devonshire Street; thence along the north side of said street, North 83 degrees West 50 feet to the beginning. Subject to restrictive covenants, easements, and rights-of-way of record.  
Parcel Number: 6844-05-1419.000

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.

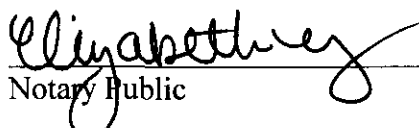
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

  
\_\_\_\_\_(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

