

**2024040226 00039**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED:
 11-26-2024 11:12:59 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3837
PG: 4151-4152

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

Revenue Stamps \$84.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

SHERIFF'S DEED

ID#: 6808-79-4410.000

This deed, made this 25 day of November, 2024, by and between Bobby F. Kimbrough, Jr., Sheriff of Forsyth County, North Carolina, (the "Sheriff"), and CT&H Renovations LLC, 4241 Sherlie Weavil Rd., Winston-Salem, NC 27107, (the "Buyer"),
 WITNESSETH

That whereas the Sheriff, being duly authorized by an Execution issued upon a judgment docketed in the office of the Clerk of the Superior Court for Forsyth County in a proceeding entitled COUNTY OF FORSYTH, Plaintiff, vs. The HEIRS, ASSIGNS and DEVISEES of CLARENCE HYMES A/K/A CLARENCE ROOSEVELT HYNES, SR. *et. al.*, FILE NO.: 23 M 990 and after due advertisement in accordance with law, did offer for sale and did sell, at public auction for cash to the highest bidder, at the courthouse door in Forsyth County, on July 31, 2024, the real property herein described, when and where JVG Investments, LLC became the last and highest bidder for the same at the price of \$7,500.00; and

Whereas, during the upset bidding period, CT&H Renovations LLC offered the last upset bid in the amount of \$42,000.00; and

Whereas the sale has been confirmed by order of the Superior Court, and the Buyer has fully paid the amount of the bid to the Sheriff;

Now, therefore, in consideration of the premises and in further consideration of the sum of dollars (\$42,000.00) in hand paid to the Sheriff by the Buyer, receipt of which is hereby fully acknowledged, the Sheriff does hereby give, grant, bargain, sell, and convey unto the Buyer, his or her heirs and assigns, all of the lot, tract, or parcel of real estate described as follows:

Original to: Brad Emilson

A tract or parcel of land in the County of Forsyth and State of North Carolina, in Bethania Township, being more Particularly described as follows:

Lying and being northwest of the City of Winston-Salem, N. C. in Bethania Township, being known and designated as Lot No. 3 on the map of Lash Heights. Said map recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Plat Book 16, page 122.

Subject to restrictive covenants, easements, and rights-of-way of record.

Parcel Number: 6808-79-4410.000

To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the Buyer, his, hers, its heirs and assigns, in as full and ample manner as the Sheriff is authorized and empowered to convey the same;

In witness whereof, the Sheriff has hereunto set his hand and seal, the day and year first above written.

 (Seal)
Sheriff

I, Alicia Watson Coleman, notary public in and for the County of Forsyth, do hereby certify that Bobby F. Kimbrough, Jr., Sheriff of FORSYTH County, personally appeared before me this day and acknowledged the due Execution of the foregoing deed as his or her own act and deed.

Witness my hand and official seal, this 25 day of November, 2024.


Notary Public

My commission expires _____, _____

