



2024040227 00040

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED:

11-26-2024 11:14:57 AM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3837**PG: 4153-4154**

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$130.00

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

STATE OF NORTH CAROLINA

SHERIFF'S DEED

COUNTY OF FORSYTH

ID#: 6837-77-7452.000

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. BRENDA HUMPHREY *et. al.*, FILE NO.: 23 M 1617 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 August 14, 2024, the real property herein described, when and where John Southard LLC became the last and highest bidder for the same at the price of \$34,000.00; and

Whereas, during the upset bidding period, CT&H Renovations LLC offered the last upset bid in the amount of \$65,000.00; 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 (\$65,000.00) 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

All that certain lot or parcel of land situated in Winston-Salem Township, Forsyth County, North Carolina, and being more particularly described as follows:

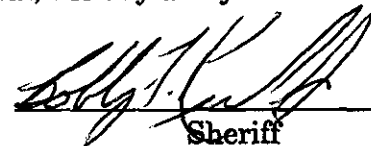
Beginning at an iron stake in the West margin of Old Rural Road, corner of Bryce H. Cox, et ux; running thence South 89 degrees 32 minutes 08 seconds West 423.18 feet to an iron stake, corner of Carter B. Wallace, et ux; line North 19 degrees 34 minutes 42 seconds West 209.68 feet to an iron stake, corner of W. V. May et ux; thence along the May line North 89 degrees 22 minutes 40 seconds East 423.43 feet to an old iron in the West margin of Old Rural Hall Road; thence along the West margin of Old Rural Hall Road South 19 degrees 24 minutes 37 seconds East 210.70 feet to an iron stake containing 1.96 acres, more or less.

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

Parcel Number: 6837-77-7452.000

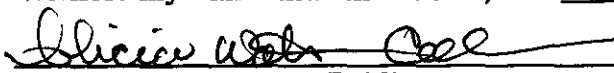
To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the Buyer, his, hers, its heirs and assigns, in as full and ample manner as the Sheriff is authorized and empowered to convey the same;

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 _____

