



2024040228 00041

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$13.00

PRESENTED & RECORDED:
 11-26-2024 11:17:26 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3837
PG: 4155-4157

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$13.00

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

STATE OF NORTH CAROLINA

SHERIFF'S DEED

COUNTY OF FORSYTH

ID#: 6836-75-6483.000

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 Jhonathan Moctezuma, 6300 Wynyard Ave., Rural Hall, NC 27045, (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 RUTH E. HOOD *et al.*, FILE NO.: 23 M 1622 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 Jhonathan Moctezuma became the last and highest bidder for the same at the price of \$1,200.00; and

Whereas, during the upset bidding period, Jhonathan Moctezuma offered the last upset bid in the amount of \$6,450.00; 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 (\$6,450.00) 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 Township, Forsyth County, North Carolina, and being more particularly described as follows:

Tract One:

Beginning at an iron stake in the East line of Lot No. 29, as shown on the Map of Alexander Heights, said stake being located North 1 deg. 00 mins. East 50 feet from the Southeast corner of Lot No. 29; running thence from said beginning point with the line between Lots 29 and 30 North 1 degrees 00 minutes East 50 feet to an iron stake in the lines between Lots 29 and 30; thence crossing Lot No. 29 North 89 degrees 10 minutes West 50 feet to an iron stake in the West line of Lot No. 29, which is the East line of Lot No. 28; thence with the line between Lots 28 and 29 South 1 degrees 00 minutes West 50 feet to an iron stake in said line which said stake being North 1 degrees 00 minutes East 50 feet from the Southwest corner of Lot No. 29 in the North margin of a 30-foot alley; thence crossing Lot No. 29 South 89 degrees 10 minutes East 50 feet to the place of beginning. The same being a portion of Lot No. 29 as shown on the Map of Alexander Heights, said Map being recorded in the Office of the Register of Deeds of Forsyth County, N. C., in Plat Book 1, Page 36.

Tract Two:

Lot 28 as shown on the Map of Alexander Heights, said Map being recorded in the Office of Register of Deeds of Forsyth County, N. C., in Plat Book 1, Page 36.

Save and except therefrom the property described in Deed Book 797 at page 357 (being the South 50 feet of Lot 28) of the Forsyth County Registry, reference to which is hereby made.

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

Parcel Number: 6836-75-6483.000

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;

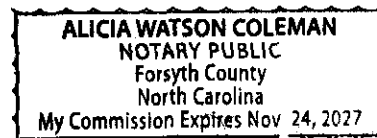
In witness whereof, the Sheriff has hereunto set his hand and seal, the day and year first above written.

Bobby F. Kimbrough, Jr. (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.

Alicia Watson Coleman
Notary Public



My commission expires _____