



2024040233 00046

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED:
11-26-2024 11:19:15 AM

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

BK: RE 3837
PG: 4178-4179

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$10.00

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

STATE OF NORTH CAROLINA

SHERIFF'S DEED

COUNTY OF FORSYTH

ID#: 6910-77-3451.000

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 Sherley 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 GRAY CONRAD A/K/A JAMES GRAY CONRAD *et, al.*, FILE NO.: 23 M 1626 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 Anthony Davis became the last and highest bidder for the same at the price of \$1,200.00; and

Whereas, during the upset bidding period, CT & H Renovations LLC offered the last upset bid in the amount of \$5,000.00; 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 (\$5,000.00) 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 Bethania Township, Forsyth County, North Carolina, and being more particularly described as follows:

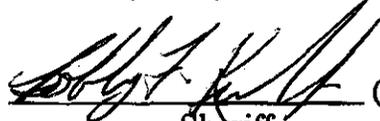
Beginning at an iron stake on the West side of Jackson Street, said stake being at the northeast corner of Lot No. 3, Block 11 on the hereinafter mentioned map, and running thence with the north line of said Lot, North 84 degrees 52 minutes West 127.9 feet to an iron stake; thence North 5 degrees 07 minutes East 50 feet to an iron stake in the South line of Lot 5, Block 11; thence with the South line of said lot, South 84 degrees 52 minutes East 130.5 feet to an iron stake on the West side of Jackson Street; thence with the West side of Jackson Street South 7 degrees 52 minutes West 50 feet to an iron stake, the place of beginning.

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

Parcel Number: 6910-77-3451.000

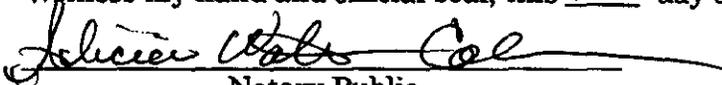
To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the Buyer, his, hers, its heirs and assigns, in as full and ample manner as the Sheriff is authorized and empowered to convey the same;

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

ALICIA WATSON COLEMAN
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Nov. 24, 2027

My commission expires _____, _____