



2024040238 00051

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

\$5.00

PRESENTED &amp; RECORDED:

11-26-2024 11:22:20 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3837

PG: 4204-4205

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$5.00

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

STATE OF NORTH CAROLINA

SHERIFF'S DEED

COUNTY OF FORSYTH

ID#: 6834-34-7750.000

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 JVG Investments LLC, 4850 Murray Rd., Trlr. 16, Winston-Salem, NC 27106, (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 ROXIE E. BOVENDER *et al.*, FILE NO.: 23 M 1621 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 Eulogio Negrete became the last and highest bidder for the same at the price of \$1,500.00; and

Whereas, during the upset bidding period, JVG Investments LLC offered the last upset bid in the amount of \$2,250.00; 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 (\$2,250.00) 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 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 Forsyth County, North Carolina, and being more particularly described as follows:

Being known as Lot No. 270 on the West side of Main Street, beginning at W. H. Hauser's N. E. corner on Main Street; thence West with his line 150 feet to an alley; thence South on said Alley 50 feet; thence East 150 feet to a stake on Main Street, North on Main Street 50 feet to place of beginning, designated as Lot No. 270 on map of said land known as Central Terrace, recorded in Book 108 page 557, Register of Deeds office of Forsyth County, N.C.

Together with and subject to Deed of Easement recorded in Deed Book 987, page 258, Forsyth County Registry.

Less and except so much as conveyed to State Highway Commission in Deed Book 987, page 260, Forsyth County Registry.

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

Parcel Number: 6834-34-7750.000

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 \_\_\_\_\_

