



2024041598 00077

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5.00PRESENTED & RECORDED:
12-09-2024 12:30:31 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTYBK: RE 3839
PG: 3099-3100Prepared by: Zacchaeus Legal Services
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Revenue Stamps \$5.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

SHERIFF'S DEED

ID#: 6836-83-4698.000

This deed, made this 6 day of December, 2024, by and between Bobby F. Kimbrough, Jr., Sheriff of Forsyth County, North Carolina, (the "Sheriff"), and JJD Enterprises, LLC, 1531 Westbrook Plaza Dr., Ste. A, Winston-Salem, NC 27103, (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. MARIE FRANCES HILL ROSEBORO *et. al.*, FILE NO.: 23 M 997 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 JJD Enterprises, LLC became the last and highest bidder for the same at the price of \$2,500.00; 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 (\$2,500.00) 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:

All that certain tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

Original to: B.F. Kimbrough

Being known and designated as Lot 272 on the map of Park Place (also known as the map of Fairview Heights, Andrews Addition) recorded in the Office of the Register of Deeds of Forsyth County in Book 1 at Page 20.

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

Parcel Number: 6836-83-4698.000

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 6 day of December, 2024.


Notary Public

My commission expires _____, _____

