


2025003845 00083

 FORSYTH CO., NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00
PRESENTED & RECORDED:

02-07-2025 01:42:56 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ DPTY
BK: RE 3847
PG: 3011-3012
Revenue Stamps \$40.00
Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

ENVELOPE

COMMISSIONER'S DEED

ID# 6888-07-1857.00

This deed, made this 7th day of January, 2025, by MARK B. BARDILL, Commissioner, to William Alcorn III and Angela Alcorn of 919 Piney Grove Rd., Kernersville, North Carolina, 27284.

WITNESSETH:

That whereas the said MARK B. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Forsyth County versus Tracy Agatha Jefcoat a/k/a Tracy A. Klekotka and spouse, if any, et al, File No. 17 CvD 1770; and said MARK B. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK B. BARDILL, Commissioner, did on the 6th day of September, 2024, offer the land hereinafter described at a public sale at the Forsyth County Courthouse door, in Winston-Salem, North Carolina, and then and there the said William F. Alcorn, III and wife, Angela H. Alcorn became the last and highest bidder for said land for the sum of \$1,700.00; and after numerous upset bids, William Alcorn III and Angela Alcorn became the last and highest bidder for said land for the sum of \$19,795.65; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK B. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$19,795.65, receipt of which is hereby acknowledged, the said MARK B. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said William Alcorn III and Angela Alcorn, and their successors, heirs and assigns that certain parcel or tract of land, situated in Belews Creek Township, Forsyth County, North Carolina, and described as follows:

Beginning at an iron stake in the East margin of the right-of-way of Cartwright Drive, said iron stake marking the Southwest corner of the herein described property and the Southwest corner of Lot 26 as shown on a plat of Tipton Estates, Section 2, as recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular

description of the point and place of beginning. Thence running with the South line of Lot 26 and the North line of Lot 27, South 74° 09' East 375.07 feet to an iron pipe in the line of property now or formerly owned by Roy Hairston; thence with Hairston's line, North 24° 29' West 145 feet to an iron pipe, a corner with Donald Davis (Book 1425, Page 356); thence with Davis' South line, North 73° 15' West 276.64 feet to an iron pipe in the East margin of the right-of-way of Cartwright Drive; thence running with the East margin of the right-of-way of Cartwright Drive, South 18° 11' West 88.62 feet to an iron pipe; thence continuing with the right-of-way of said drive, South 18° 02' West 26.38 feet to the point and place of beginning, and being the southern portion of Lot 26, Tipton Estates, Section 2, as referred to above.

Grantor also conveys herewith a permanent, non-exclusive easement for the maintenance, operation, or replacement of a water line extending to a well located on the northern half of Lot 26, Tipton Estates (that property described in Book 1425, Page 356) as said water line now exists on the property, and also together with the right to use water from said well for all reasonable household purposes. This right and easement is appurtenant to and runs with the title to the herein described property.

Subject to restrictive covenants and easements of record.

Parcel Number: 6888-07-1857.00

To have and to hold the aforesaid tract of land, to the said William Alcorn III and Angela Alcorn, and their successors, heirs and assigns forever, in as full and ample manner as said MARK B. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

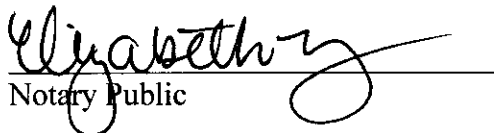
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(SEAL)
MARK B. BARDILL, Commissioner

NORTH CAROLINA
CRAVEN COUNTY

I, Elizabeth McCoy of said County, do hereby certify that MARK B. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 7th day of January, 2025.


Notary Public

My commission expires: 08/17/2026

