


2025003846 00084

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$6.00

 PRESENTED & RECORDED
 02-07-2025 01:44:18 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY CHELSEA B MARTINEZ DPTY

BK: RE 3847
PG: 3013-3014

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

Revenue Stamps \$6.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

ENVELOPE

 COMMISSIONER'S DEED
 ID# 6846-03-9536.00

This deed, made this 5th day of February, 2025, by MARK B. BARDILL, Commissioner, to Perry Internationally LLC of 1423 Alamance Church Rd., Greensboro, North Carolina, 27406.

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 Beverly Watkins and spouse, if any, and City of Winston-Salem, Defendants, and City of Winston-Salem, and Truist Bank, Lienholders, et al, File No. 18 CvD 740; 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 8th day of November, 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 Perry Internationally LLC became the last and highest bidder for said land for the sum of \$1,300.00; and after several upset bids, Perry Internationally LLC became the last and highest bidder for said land for the sum of \$2,800.00; 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;

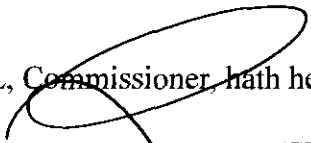
Now, therefore, for and in consideration of the premises and the sum of \$2,800.00, receipt of which is hereby acknowledged, the said MARK B. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Perry Internationally LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Winston Township, Forsyth County, North Carolina, and described as follows:

Being known and designated as Lot No. 187 as shown on the map of East Fourteenth Street Development. Said Plat being recorded in Book 2, Page 32A, Register of Deeds Office of Forsyth County, North Carolina. For further reference see deed from Fourteenth Street Development Company to Smithdeal Realty and Insurance Company, Deed Book 478, Page 49, Register of Deeds of Forsyth County, North Carolina. Subject to restrictive covenants and easements of record.

Parcel Number: 6846-03-9536.00

To have and to hold the aforesaid tract of land, to the said Perry Internationally LLC, 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.

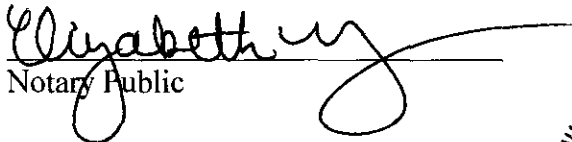
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.


_____(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 5th day of February, 2025.



Notary Public

My commission expires: 08/17/2026

