


2025003847 00085

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$21.00

 PRESENTED & RECORDED
 02-07-2025 01:45:29 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3847
PG: 3015-3016

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

Revenue Stamps \$21.00

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

ENVELOPE

COMMISSIONER'S DEED

ID# 6817-47-3741.000

This deed, made this 7th day of January, 2025, by MARK B. BARDILL, Commissioner, to Bell Property Management LLC of 5455 Woodcliff Dr, Winston-Salem, North Carolina, 27106.

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 Piedmont Motor Sales, Inc., and City of Winston-Salem, et al, File No. 19 CvD 1340; 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 Bell's Property Management, LLC became the last and highest bidder for said land for the sum of \$2,000.00; and after numerous upset bids, Bell Property Management LLC became the last and highest bidder for said land for the sum of \$10,500.00; 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 \$10,500.00, 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 Bell Property Management LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Oldtown Township, Forsyth County, North Carolina, and described as follows:

Lot No. 6, Section 2, of "Windsor Forest", according to a plat of same as recorded in Book of Plats 19, Page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereunto made for more certainty of description.

Subject to Memorandum of Action of Declaration of Taking, recorded in Deed Book 3502, Page 3150, Forsyth County Registry, and subject to the Consent Judgment recorded in Deed Book 3546, Page 3958 and Final Judgment pursuant to G.S. 40A-46, recorded in Deed Book 3546, Page 3966, Forsyth County Registry. Subject to restrictive covenants and easements of record.

Parcel Number: 6817-47-3741.000

To have and to hold the aforesaid tract of land, to the said Bell Property Management 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 7th day of January, 2025.

Elizabeth McCoy
Notary Public

My commission expires: 08/17/2026

