


**2025010825 00047**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$233.00**

 PRESENTED & RECORDED:  
**04-04-2025 11:01:47 AM**  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3856**  
**PG: 2146-2147**
**Prepared by: Zacchaeus Legal Services**
**Revenue Stamps \$233.00**
**Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585**

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

 ENVELOPE  
 COMMISSIONER'S DEED  
 ID# 5897-45-8162.000

This deed, made this 28th day of March, 2025, by MARK B. BARDILL, Commissioner, to Marshall Meyers, Trustee of 1862 Triplett Farm Rd., Newton, North Carolina, 28658.

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 Shera Enterprises, LLC, et al, File No. 23 CvD 3928; 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 Simon Futures, LLC became the last and highest bidder for said land for the sum of \$30,000.00; and after numerous upset bids, Marshall Meyers, Trustee became the last and highest bidder for said land for the sum of \$116,350.13; 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 \$116,350.13, 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 Marshall Meyers, Trustee, and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

Being known and designated as Lot No. 57 as shown on the map of Salem West, Section 2, recorded in Plat Book 28, Page 196 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

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

Parcel Number: 5897-45-8162.000

To have and to hold the aforesaid tract of land, to the said Marshall Meyers, Trustee, 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.

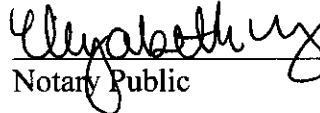
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

\_\_\_\_\_  
(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 28th day of March, 2025.

  
\_\_\_\_\_  
Notary Public

My commission expires: 08/17/2026

