



2025023023 00129

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$65.00

PRESENTED & RECORDED:
 07-03-2025 01:32:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3872
PG: 2945-2946

ENVELOPE

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$65.00

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

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6836-65-5256.000

This deed, made this 27th day of June, 2025, by MARK B. BARDILL, Commissioner, to Rodney Lyles of 4101 Bienvenue Dr., Greensboro, North Carolina, 27409.

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 Calvin B. Richardson and spouse, Betty J. Richardson a/k/a Betty J. Gaither and City of Winston-Salem, Defendants, and City of Winston-Salem, Lienholder, et al, File No. 23 CvD 6521; 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 7th day of February, 2025, 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 American Property Services Co. became the last and highest bidder for said land for the sum of \$2,000.00, and after numerous upset bids, Rodney Lyles became the last and highest bidder for said land for the sum of \$32,062.51; 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 \$32,062.51, 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 Rodney Lyles, 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:

Beginning at an iron stake located at the Northwest corner of the intersection of Cleveland Avenue and 24th Street; running thence with the North line of 24th Street North 88 degrees West 100 feet to a cross on wall, Southeast corner of Lot No. 23 on the hereinafter mentioned map; running thence with the East line of Lot No. 23 North 2 degrees East 110 feet to an iron stake; thence South 88 degrees East 100 feet to an iron stake in the West line of Cleveland Avenue; thence with said line South 2 degrees West 110 feet to the beginning;

Being the Southern portion of Lots Nos. 25 and 27 on the map of Fairview as recorded in Plat Book 8, Page 91, Public Registry of Forsyth County, North Carolina.

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

Parcel Number: 6836-65-5256.000

To have and to hold the aforesaid tract of land, to the said Rodney Lyles, 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.



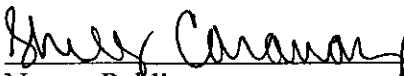
MARK B. BARDILL, Commissioner

(SEAL)

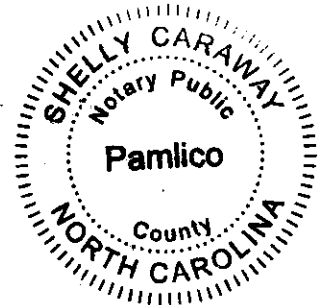
NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway 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 27th day of June, 2025.



Notary Public



My commission expires: 07/01/2028