



2025037648 00145

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED:

10-22-2025 03:18:17 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS

BY: OLIMA DOYLE, ASST

BK: RE 3891**PG: 2376-2377****Prepared by: Zacchaeus Legal Services****Revenue Stamps \$84.00****Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585****ENVELOPE**

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6844-26-2718.000

This deed, made this 13th day of October, 2025, by MARK B. BARDILL, Commissioner, to YL Properties L.L.C. of 317 S. Westgate Dr. E, Greensboro, North Carolina, 27407.

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 Joseph Properties, L.L.C., and City of Winston-Salem, Defendants, and City of Winston-Salem, and The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2003-RS11, Lienholders, et al, File No. 17CVD006886-330; 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 3rd day of July, 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 Daniel C. Flores became the last and highest bidder for said land for the sum of \$1,100.00; and after numerous upset bids, YL Properties LLC became the last and highest bidder for said land for the sum of \$42,000.00; 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 \$42,000.00, 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 YL Properties 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 Number 7, as shown in Block "A", Map of Property Adjoining Longview Development, Part of the C.F. Nissen Estate, as recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Also being known and designated as Tax Lot 007N, Block 0923.

Subject to restrictive covenants and easements of record.

Parcel Number: 6844-26-2718.000

To have and to hold the aforesaid tract of land, to the said YL Properties 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.

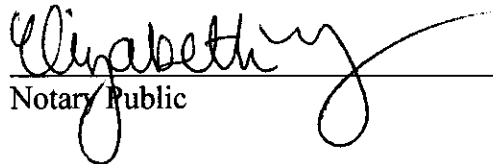
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

(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 13th day of October, 2025.



Notary Public

My commission expires: 08/17/2026

