



2024018435 00052

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED:
06-07-2024 10:54:57 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3810
PG: 1172-1173

ENVELOPE

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

Revenue Stamps \$30.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF FORSYTH

ID# 6848-30-6380.00

This deed, made this 19th day of April, 2024, by MARK B. BARDILL, Commissioner, to John Southard Inc. of 448 Lawndale Drive, Winston-Salem, North Carolina, 27104.

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 The Heirs, Assigns and Devisees of Jacqueline D. Goodin a/k/a Jacqueline G. Stewart and spouse, if any, Michael A. Stewart and spouse, if any, Angela D. Stewart and spouse, if any, Scotty E. Stewart and spouse, if any, Denny Fritz Stewart and spouse, if any, Robin Odessa Stewart a/k/a Robin S. Ayers and spouse, if any, The Heirs, Assigns and Devisees of Jackie Green and spouse, if any, Ernest Wayne Stewart and spouse, if any, et al, File No. 18 CvD 3540; 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 February, 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 Nidia A. Rodriguez-Trevino became the last and highest bidder for said land for the sum of \$8,000.00; and after several upset bids, John Southard Inc. became the last and highest bidder for said land for the sum of \$15,000.00; 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 \$15,000.00, 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 John Southard Inc., and their successors, heirs and assigns that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

All that certain lot or parcel of land situated in the County of Forsyth and State of North Carolina, and bounded as follows:


Lying and being in Middlefork Township No. 1, Forsyth County, North Carolina, and being known and designated as Lots Nos. 6 and 7, as shown on the map of North Daisy, as recorded in Plat Book 3 page 54-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. For further reference see Deed recorded in Book 677 page 334.

Subject to restrictive covenants and easements of record.

Parcel Number: 6848-30-6380.00

To have and to hold the aforesaid tract of land, to the said John Southard Inc., 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.

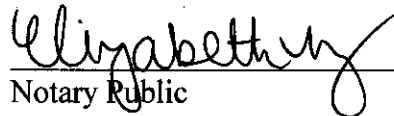


(SEAL)
MARK B. BARDILL, Commissioner

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 19th day of April, 2024.



Notary Public

My commission expires: 08/17/2026

