

Revenue Stamps \$700.00
Parcel ID: 0055282

STATE OF NORTH CAROLINA
COUNTY OF WAKE

COMMISSIONER'S DEED

This Deed, made and entered into this 26th day of June, 2025, by and between DAVID R. FORD, acting as Commissioner as hereinafter stated ("Commissioner"), and PJS Real Estate, LLC, a North Carolina limited liability company, ("Grantee"), whose address is 338 East Main Street, Clayton, NC 27520;

WITNESSETH

WHEREAS, in that certain special proceeding entitled *Bruce v. Bruce*, filed in the office of the Wake County Clerk of Superior Court and designated as file no. 24SP002740-910, an Order was entered on April 28, 2024 authorizing Commissioner to sell, at private sale, the fee simple interest in the real property hereinafter described subject to confirmation of the Court;

WHEREAS, the Commissioner filed a Report of Sale with the Court on May 27, 2025, reporting a contract with PJS Real Estate, LLC at a price of \$350,000.00;

WHEREAS, the report and remained open for ten (10) days and no upset bid was made and no objection offered to sale;

WHEREAS, the Court entered an Order approving and confirming the sale filed on June 11, 2025, and directing Commissioner to make, execute, and deliver unto Grantee a good and sufficient deed for the fee simple interest in the real property described herein upon the payment to him of the purchase price;

WHEREAS, the purchase price has been fully paid;

NOW THEREFORE, the Commissioner, pursuant to the authority of the Orders of the Court and in consideration of the purchase price of \$350,000.00, has bargained and sold and by these presents does bargain, sell, and convey unto Grantee and their heirs, personal

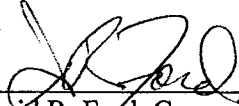
Submitted electronically by "Kristoff Law Offices, PA"
in compliance with North Carolina statutes governing recordable documents
Prepared and the terms of the submitter agreement with the Wake County Register of Deeds.
Return to: Grantee

representatives, and assigns, the fee simple interest in that certain parcel of real property lying and being in Wendell, Wake County, North Carolina, and more particularly described as follows:

BEGINNING at a PK nail located in the centerline of State Road 1003, said PK nail being located in the southeastern corner of the property hereinabove described, runs thence from said beginning point, passing through a new iron pipe set in the western right-of-way line of State Road 1003, South 87 degrees 36' West 533.95 feet to an iron pipe set in the eastern property line of the J.T. Knott property (said iron pipe being located 319.71 feet in a northward direction from the southern right-of-way line of State Road 2235); runs thence with the Knott property line North 03 degrees 35' East 172.63 feet to an iron pipe; runs thence with the B.A. Weather, Jr. property North 87 degrees 18' East 34.05 feet to a PK nail located in the centerline of State Road 1003; runs thence with said centerline South 30 degrees 55' East 198 feet to a PK nail, the point and place of **BEGINNING** and containing 1.90 acres according to a survey entitled "House Location for Johnnie Neil Smith and wife, Judith Louise Smith, Marks Creek Township, Wake County, North Carolina: prepared by Williams-Pearce & Associates, Registered Land Surveyors, dated July 2, 1985.

To have and to hold the fee simple interest in said real property, together with all privileges thereunto belonging to him, to the Grantee and their heirs, personal representatives, and assigns in as full and ample manner as the Commissioner is authorized and empowered to convey the same.

IN TESTIMONY WHEREOF, the Commissioner, as Grantor, has hereunto set her hand and seal the date and year first written above.


_____(SEAL)
David R. Ford, Commissioner

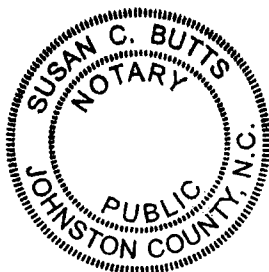
STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Susan C. Butts, a Notary Public of said State, certify that David R. Ford, Commissioner, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of June, 2025.

(Affix Seal)



Susan C. Butts
Notary Public

My Commission Expires: 2/20/2026