

BK: RB 6620
PG: 1156 - 1157

2023002673

NC FEE \$26.00

RECORDED:

NEW HANOVER COUNTY,

REAL ESTATE

02/03/2023

TAMMY THEUSCH PIVER

EXTX \$262.00

04:53:08 PM

REGISTER OF DEEDS

BY: ANGELA ENGLISH

DEPUTY

ELECTRONICALLY RECORDED

This instrument is prepared by Richard J. Kania, a licensed North Carolina Attorney.
 Delinquent taxes, if any, are to be paid by Closing Attorney to the county tax collector upon disbursement of closing proceeds.

PIN #: R06106-006-036-000

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$262.00

Mail after recording to: Grantee *Return to: Ken Nance Law PLLC*

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 24 day of January, 2023, by and between

GRANTOR	GRANTEE
<p>RICHARD J. KANIA, Commissioner</p> <p>82 Patton Ave., Ste. 500 Asheville, NC 28801</p>	<p>Vinny Inc., a North Carolina corporation and OVJS LLC, a North Carolina limited liability company</p> <p>810 Shelton Ct Wilmington, NC 28412</p>

WITNESSETH, That whereas Richard J. Kania was appointed Commissioner under an order of the Superior Court of New Hanover County, North Carolina, in the tax foreclosure proceeding entitled "County of New Hanover vs. Unknown Heirs at Law of Robert Earl Ikner, et al.", (File #20 CvD 3655); and was directed by the order as Commissioner to sell the property hereinafter described at public sale after due advertisement according to law;

Whereas Richard J. Kania, Commissioner, did on the 18th day of November, 2022, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and O. Nanwani became the last and highest bidder for said land for the sum of \$131,000.00 and the high bidder, O. Nanwani assigned his high bid to Vinny Inc., a North Carolina corporation, and OVJS LLC, a North Carolina limited liability company; and the sale having been confirmed, and Richard J. Kania, Commissioner, having been ordered to execute a deed to the purchaser upon payment of the purchase money;

submitted electronically by "Ken Nance Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Now, in consideration of the premises and the sum of \$131,000.00, receipt of which is hereby acknowledged, Richard J. Kania, Commissioner, does, by these presents, hereby bargain, sell, grant, and convey to Grantee, and its successors, heirs and assigns, that property situated in New Hanover County, North Carolina, and described as follows:

Beginning at the intersection of the Northern line of Lake Street with the Western line of Farm Tract #15 of Winter Park Gardens Subdivision, and running thence North 9 degrees East along the dividing line between Farm Tract #15 and #16 of said Winter Park Gardens Subdivision 250 feet more or less to its intersection with the center line of a drainage ditch running through said Farm Tract #16, running thence in a Southeasterly direction and with the center line of said drainage ditch 275 feet more or less to its intersection with the Northern line of Lake Street, said point also being 132.0 feet Westwardly from the Beginning point, running thence South 81 degrees East along the Northern line of Lake Street 132.0 feet to the point of Beginning, the same being a part of Farm Tract #16 of Winter Park Gardens Subdivision as shown on the Map thereof duly recorded in Map Book 3, at Page 38, in the Office of the Register of Deeds of New Hanover County.

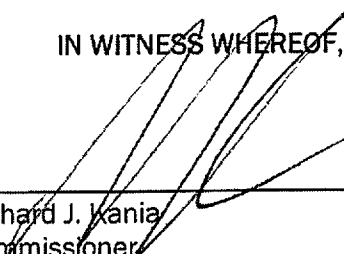
Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# R06106-006-036-000, New Hanover County Tax Office. Address: 4223 Lake Ave

This conveyance is made subject to New Hanover County and any applicable city property taxes, the payment of which shall be assumed by the purchaser.

TO HAVE AND TO HOLD the aforesaid tract of land, to Grantee, its successors, heirs and assigns forever, in as full and ample manner as Richard J. Kania, Commissioner, is authorized and empowered to convey the same.

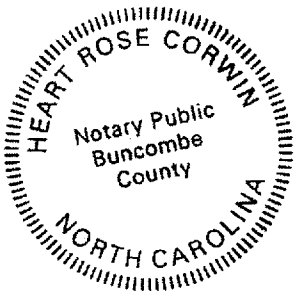
IN WITNESS WHEREOF, Richard J. Kania, Commissioner, has hereunto set his hand and seal.

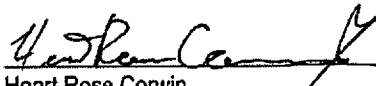

_____(SEAL)
Richard J. Kania
Commissioner

SEAL-STAMP

NORTH CAROLINA. Buncombe County

I, a Notary Public of the County and State aforesaid, do hereby certify that Richard J. Kania, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing Commissioner's deed. Witness my hand and official seal this 24 day of January, 2023.





Heart Rose Corwin
NOTARY PUBLIC
My commission expires: 06/22/2026