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BY: ANGELA ENGLISH
DEPUTY



2023010827
NEW HANOVER COUNTY, NC
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$144.00



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 #: R04813-011-002-000

Prepared by: Richard J. Kania, Attorney
Mail after recording to: Grantee

Deed Stamps: \$144.00

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 12 day of April, 2023, by and between

GRANTOR	GRANTEE
<p>RICHARD J. KANIA, Commissioner</p> <p>82 Patton Ave., Ste. 500 Asheville, NC 28801</p>	<p>WILL JACKSON</p> <p>210 N 23rd St Wilmington, NC 28405</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. Rufus Russ, et al.", (File #21 CvD 171); 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 Will Jackson became the last and highest bidder for said land for the sum of \$71,925.00; 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;

Now, in consideration of the premises and the sum of \$71,925.00, 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 a point in the Eastern line of Seventh Street, Fifty (50) feet South from its intersection with the Southern line of Brunswick Street, runs thence Eastwardly and parallel with Brunswick County fifty three (53) feet, thence Southwardly and parallel with Seventh Street, twenty four (24) feet to the Northern line of the right-of-way of the Atlantic Coast Line Railroad, thence Southwestwardly along said Northern line of said right-of-way of the Eastern line of Seventh Street, thence Northwardly along said Eastern line of Seventh Street fifty (50) feet to the Beginning - same being part of Lots 1 and 2, in Block 267 - according to the present official plan of said City of Wilmington, North Carolina.

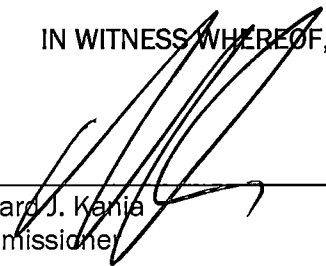
Subject to easements, restrictions and rights of way of record, and matters of survey.

Also being identified as Parcel ID# R04813-011-002-000, New Hanover County Tax Office. Address: 718 N 7th St

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.

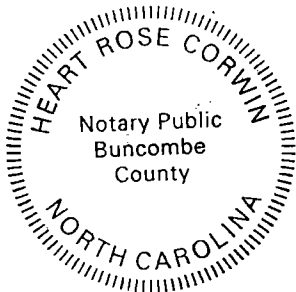

_____(SEAL)
Richard J. Kania
Commissioner


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 12 day of April, 2023.



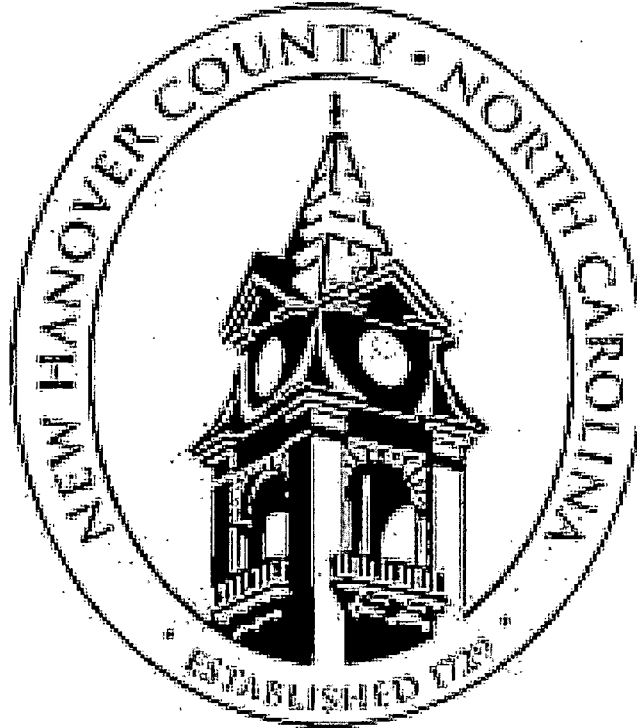


Heart Rose Corwin
NOTARY PUBLIC
My commission expires: 06/22/2026

MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 05/04/2023 03:48:20 PM
Book: RB 6637 Page: 1535-1537
3 PGS \$170.00
Real Property \$26.00
Excise Tax \$144.00
Recorder: ANGELA ENGLISH
Document No: 2023010827

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.