

BK: RB 6754

PG: 705-709

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01-30-2025

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BY: ANDREA CRESWELL  
ASSISTANT



2025002276

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA

NEW HANOVER COUNTY

OAK TREE UNIT OWNERS'  
ASSOCIATION, INC.; KAHLE, LLC;  
JOSEPH E. BUCK, JR.; ROBYN S. BUCK;  
INGE D. DUBE, TRUSTEE OF THE INGE  
D. DUBE RECOVABLE TRUST; VOLKER  
E. DUBE, TRUSTEE OF THE VOLKER E.  
DUBE REVOCABLE TRUST; and CLAUDE  
G. MONNIER, TRUSTEE OF THE CLAUDE  
G. MONNIER REVOCABLE TRUST;

Plaintiffs,

vs.

ARSALAN DARMAL

Defendants.

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
COURT FILE NUMBER 24 Cvs 2964

**NOTICE OF LIS PENDENS**

NORTH CAROLINA

NEW HANOVER COUNTY

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
COURT FILE NUMBER 24 CvS 2964

OAK TREE UNIT OWNERS'  
ASSOCIATION, INC.; KAHLE, LLC;  
JOSEPH E. BUCK, JR.; ROBYN S. BUCK;  
INGE D. DUBE, TRUSTEE OF THE INGE  
D. DUBE RECOVABLE TRUST; VOLKER  
E. DUBE, TRUSTEE OF THE VOLKER E.  
DUBE REVOCABLE TRUST; and CLAUDE  
G. MONNIER, TRUSTEE OF THE CLAUDE  
G. MONNIER REVOCABLE TRUST;

Plaintiffs,

vs.

ARSALAN DARMAL

Defendants.

**NOTICE OF LIS PENDENS**

Plaintiffs hereby file this Notice of Lis Pendens, pursuant to N.C.G.S. §1-116, with  
respect to this action and provide the following information:

- 1) This action was commenced in the North Carolina General Court of Justice, Superior  
Court Division, New Hanover County, North Carolina
- 2) The parties to the action are:

OAK TREE UNIT OWNERS' ASSOCIATION, INC.; KAHLE, LLC; JOSEPH E.  
BUCK, JR.; ROBYN S. BUCK; INGE D. DUBE, TRUSTEE OF THE INGE D.  
DUBE RECOVABLE TRUST; VOLKER E. DUBE, TRUSTEE OF THE VOLKER  
E. DUBE REVOCABLE TRUST; and CLAUDE G. MONNIER, TRUSTEE OF  
THE CLAUDE G. MONNIER REVOCABLE TRUST

Plaintiffs,

vs.

ARSALAN DARMAL

Defendant

3) By this action, Plaintiffs seek a declaration that the Defendant has no valid claim to ownership of the property described in a deed given to Defendant by Richard J. Kania, Commissioner, recorded at the New Hanover County Registry at Book 6485, Pages 249-250. The property described in the deed is common area property in a condominium known as Oak Tree Business Park. Plaintiffs own units within the condominium.

4) The real property at issue is described as:

BEING all of that certain tract called "Future Development" on that plat of Phase 1 Junction Station Business Park Subdivision Office Condominiums, as per plat thereof recorded in Plat Book 11, Pages 338-339, New Hanover County Registry, to which reference is made for a more perfect description.

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

Also being identified as Parcel ID# R07600-004-068-000, New Hanover County Tax Office.

Address: (R07600-004-068-000) Carolina Beach Red.

5) Plaintiffs are serving this Notice of Lis Pendens upon Defendant's counsel of record in accordance with N.C.G.S. §1-116.1(3) and Rule 5 of the Rules of Civil Procedure.

This the 27<sup>th</sup> day of December, 2024.




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B. Danforth Morton  
*Attorney for Plaintiffs*  
 N.C. State Bar No. 13050  
 Ennis, Baynard, Morton, Medlin & Brown, PLLC  
 105 Burke Ave., Ste. E, Wilmington, NC 28403  
 P.O. Drawer 1327, Wrightsville Beach, NC 28480  
 (910) 256-3992 Ph | (910) 256-3578 Fax  
[dmorton@ennis-baynard.com](mailto:dmorton@ennis-baynard.com)

### **CERTIFICATE OF SERVICE**

The undersigned does hereby certify that a copy of the foregoing NOTICE OF APPEARANCE was this date served by depositing said copy in the United States Mail, First Class postage prepaid, to the following:

Susan Keelin  
LAW OFFICES OF SUSAN M. KEELIN, PLLC  
1213 Culbreth Drive  
Wilmington, NC  
Attorney for Defendant Arsalan Darmal

This the 27<sup>th</sup> day of December, 2024.

  
\_\_\_\_\_  
B. Danforth Morton

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



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State of North Carolina, County of NEW HANOVER  
Filed For Registration: 01/30/2025 04:39:15 PM  
Book: RB 6754 Page: 705-709  
5 PGS \$26.00  
Real Property \$26.00  
Recorder: ANDREA CRESWELL  
Document No: 2025002276

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**DO NOT REMOVE!**

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