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BY: ANDREA CRESWELL

ASSISTANT

2021041826
NEW HANOVER COUNTY,
TAMMY THEUSCH PIVER
REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$100.00

ELECTRONICALLY RECORDED

This instrument is prepared by Richard J. Kania, a licensed North Carolina Attorney.

PIN #: R07600-004-068-000

AT #21AT041608

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$ 100.00

Mail after recording to: Grantee

Return to: Boyles & Callihan, PLLC

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 16th day of August, 2021, by and between

GRANTOR	GRANTEE
RICHARD J. KANIA, Commissioner	ARSALAN DARMAL
600-A Centrepark Drive Asheville, NC 28805	38 Windfield Drive Ladera Ranch, CA 92694

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. Grant Edward Kilpatrick, (File #21 CvD 654); 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 24th day of June, 2021, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and Laila and Arsalan Darmal became the last and highest bidders for said land for the sum of \$50,000.00; and the high bidders, Laila and Arsalan Darmal assigned their high bid to Arsalan Darmal; 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 "Boyles & Callihan, 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 \$50,000.00, 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:

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 of record, 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 Road

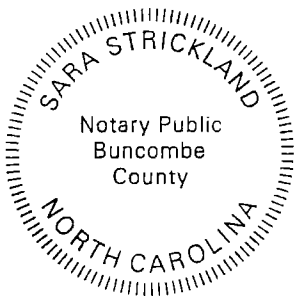
This conveyance is made subject to New Hanover County and any applicable city property taxes, the payment of which shall be assumed by the purchaser.

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 16th day of August, 2021.

Sara Strickland
Sara Strickland
NOTARY PUBLIC
My commission expires: 6/22/2026