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BY: KELLIE GILES

DEPUTY

**2022005013**  
**NEW HANOVER COUNTY,**  
**TAMMY THEUSCH PIVER**  
**REGISTER OF DEEDS**

NC FEE \$26.00

REAL ESTATE

EXTX \$180.00

ELECTRONICALLY RECORDED

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

PIN #: R04809-030-002-001; R04809-029-004-000

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$180.00

Mail after recording to: Grantee

## COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 31 day of January, 2022, by and between

GRANTOR	GRANTEE
RICHARD J. KANIA, Commissioner	RALEIGH RESTORATION GROUP LLC
82 Patton Ave., Ste. 500 Asheville, NC 28801	542 E. Martin St. Raleigh, NC 27601

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. William E. Stone II, et al.", (File #20 CvD 2961); 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 31st day of January, 2022, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and Raleigh Restoration Group LLC became the last and highest bidder for said land for the sum of \$89,589.20; 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 "Hodges Coxé Potter & Phillips, LLP"  
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 \$89,589.20, 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:

TRACT I:

BEGINNING in the Eastern line of Seventh Street, at a point 99 feet South from the intersection on the Southern line of Swann Street, running Eastwardly and parallel with Swann Street, 150 feet to the Western line of McRae Street, thence Southwardly and parallel with Seventh Street, 33 feet, thence Westwardly and parallel with Swann Street, 150 feet to the Eastern line of Seventh Street, thence Northwardly along the Eastern line of Seventh Street, 33 feet to the beginning, being part of Lot 2, Block 309, according to the official plan of the City of Wilmington.

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

Also being identified as Parcel ID# R04809-029-004-000, New Hanover County Tax Office.  
Address: 1014 N. 7th Street

TRACT II:

BEGINNING at a point in the Western line of Seventh Street that is South 05 degrees 37 minutes East along said line 49.5 feet from its intersection with the Southern line of Swan Street, running thence South 05 degrees 37 minutes East along the Western line of Seventh Street 33.5 feet; thence South 84 degrees 23 minutes West and parallel with Swann Street 75.0 feet; thence North 05 degrees 37 minutes West and parallel with Swann Street 75.0 feet, thence North 84 degrees 23 minutes East and parallel with Swann Street 75.0 feet to the point of Beginning; the same being part of Lots 1 and 2, Block 308, according to the official plan or map of the City of Wilmington, N.C.

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

Also being identified as Parcel ID# R04809-030-002-001, New Hanover County Tax Office.  
Address: 1015 N. 7th Street

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.

  
\_\_\_\_\_  
Richard J. Kania  
Commissioner

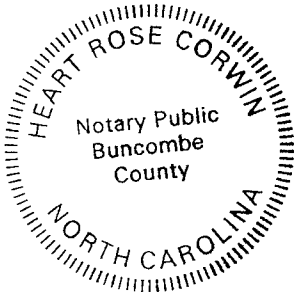
(SEAL)

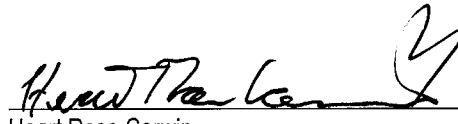
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**SEAL-STAMP**

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 31 day of January, 2022.



  
\_\_\_\_\_  
Heart Rose Corwin  
NOTARY PUBLIC  
My commission expires: 6/22/2026

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