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NEW HANOVER COUNTY, NC  
TAMMY THEUSCH PIVER  
REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE  
EXTX \$11.00

ELECTRONICALLY RECORDED

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

PIN #:R07112-011-001-000

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$11.00

Mail after recording to: Grantee

## COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 8 day of March, 2022, by and between

GRANTOR	GRANTEE
<b>RICHARD J. KANIA, Commissioner</b>	<b>CAPE FEAR PUBLIC UTILITY AUTHORITY</b>
82 Patton Ave., Ste. 500 Asheville, NC 28801	235 Government Center Drive Wilmington NC 28403

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. Glenda L. Stocks, et.al.", (File #21 CvD 1672); 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 19th day of November, 2021, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and Cape Fear Public Utility Authority became the last and highest bidder for said land for the sum of \$5,200.00; 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;

Submitted electronically by Cape Fear Public Utility Authority - Eng 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 \$5,200.00, 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 point of intersection of the Northeastern Right of Way line of Hedgerow Lane (50 foot Right of Way) with the Northwestern Right of Way line of Cheyenne Trail (60 foot Right of Way); running thence, from said Beginning Point, with the Northeastern Right of Way line of Hedgerow Lane North 44 degrees 02 minutes West 207.71 feet to a point; running thence, with the Northwestern line of a 30 foot wide drainage easement North 49 degrees 12 minutes 30 seconds East 72.70 feet to a point; running thence, South 32 degrees 54 minutes East 211.11 feet to a point in the Northwestern Right of Way line of Cheyenne Trail, said point being located North 52 degrees 18 minutes 15 seconds East 32.02 feet from the point of Beginning; running thence, with the Northwestern Right of Way line of Cheyenne Trail as it curves to the South to the point of Beginning, containing 0.25 acres more or less and being Part of Lot 32 of Tanglewood, Section 5 recorded in Map Book 10, Page 19 of the New Hanover County Registry.

Subject however to a 30 foot wide drainage easement along the rear of said lot.

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

Also being identified as Parcel ID# R07112-011-001-000, New Hanover County Tax Office.  
Address: 230 Cheyenne Trail, Wilmington

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)

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 8 day of March, 2022.



Heart Rose Corwin

NOTARY PUBLIC

My commission expires: 6/22/2026