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03/06/2023

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BY: ANDREA CRESWELL
 ASSISTANT

2023005173

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$56.00

ELECTRONICALLY RECORDED

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 #: R02514-004-020-000

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$56.00

Mail after recording to: Grantee *Return to: Ken Nance Law PLLC*

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 1 day of February, 2023, by and between

| GRANTOR | GRANTEE |
|-------------------------------------------------|-----------------------------------------|
| RICHARD J. KANIA, Commissioner | O. NANWANI and VINNY NANWANI |
| 82 Patton Ave., Ste. 500 Asheville, NC 28801 | 810 Shelton Ct. Wilmington, NC 28412 |

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. Unknown Heirs at Law of James Aaron Walker, et al.", (File #21 CvD 173); 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, 2023, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and O. Nanwani and Vinny Nanwani became the last and highest bidder for said land for the sum of \$28,000.00; 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 "Ken Nance Law 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 \$28,000.00, 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 NUMBER 1 (#1) AS SHOWN ON A MAP RECORDED APRIL 10, 1997, IN BOOK 36 AT PAGE 342 OF THE NEW HANOVER COUNTY REGISTRY SAVING AND ACCEPT 30 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN ON SAID MAP

BEING PART OF TRACT A AS SHOWN ON A MAP RECORDED IN BOOK 36 PAGE 274 OF THE NEW HANOVER COUNTY REGISTRY, BEING PART OF THAT LAND ORIGINALLY CONVEYED TO RANDOLPH D. CORBETT IN BOOK 1429 , PAGE 1272

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

Also being identified as Parcel ID# R02514-004-020-000, New Hanover County Tax Office.
Address: 2326 Rockhill Rd

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.



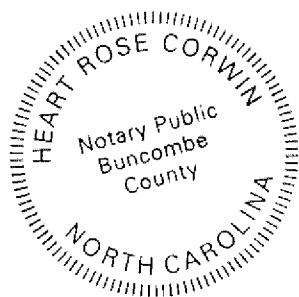
Richard J. Kania
Commissioner

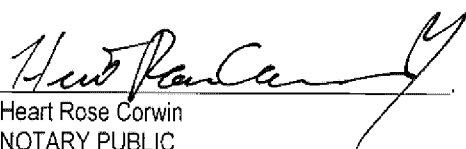
(SEAL)

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 1 day of February, 2023.





Heart Rose Corwin
NOTARY PUBLIC

My commission expires: 06/22/2026