

BK: RB 6685

PG: 449-451

RECORDED:

01-19-2024

01:44:33 PM

BY: KELLIE GILES
DEPUTY

2024001387

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS
REGISTER OF DEEDSNC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$122.00

This instrument is prepared by Richard J. Kania, a licensed North Carolina Attorney. Delinquent taxes, if any, are to be paid by the Closing Attorney to the County tax collector upon disbursement of closing proceeds.

PIN or PARCEL #: R04806-005-007-000

Prepared by: Richard J. Kania

Deed Stamps: \$122.00

Mail after recording to: Grantee

COMMISSIONER'S DEED**THIS COMMISSIONER'S DEED** made this day of December 4, 2023 by and between**GRANTOR****RICHARD J. KANIA,**
Commissioner82 Patton Avenue, Suite 500
Asheville, NC 28801**GRANTEE****GRAND VIEW PROPERTIES II LLC**1414 Big Cypress Loop
Wilmington, NC 28409

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 New Hanover County vs. Unknown Heirs at Law of Henry O. Rhoe, et.al., (File #23 CvD 20); 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 June 23, 2023, offer the land hereinafter described at a public sale at the New Hanover County Courthouse door, in Wilmington, North Carolina and Grand View Properties II LLC became the last and highest bidder for said land for the sum of \$60,775.31 by assignment of bid; 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;

Now, in consideration of the premises and the sum of \$60,775.31, 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 Lot 16 of Block 11 of Love Grove Subdivision, as per plat thereof recorded in Map

Book 56, Page 575, 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.

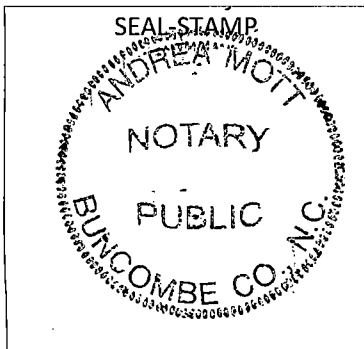
Also being identified as Parcel ID# R04806-005-007-000, New Hanover County Tax Office.
Address: 1402 Corbett Street

This conveyance is made subject to New Hanover County and any applicable city property taxes which are not included in the Judgment entered in this matter, 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, on the day and year first written above.

Richard J. Kania, Commissioner (SEAL)



STATE OF 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 day of December 4, 2023.

Andrea Mott

NOTARY PUBLIC

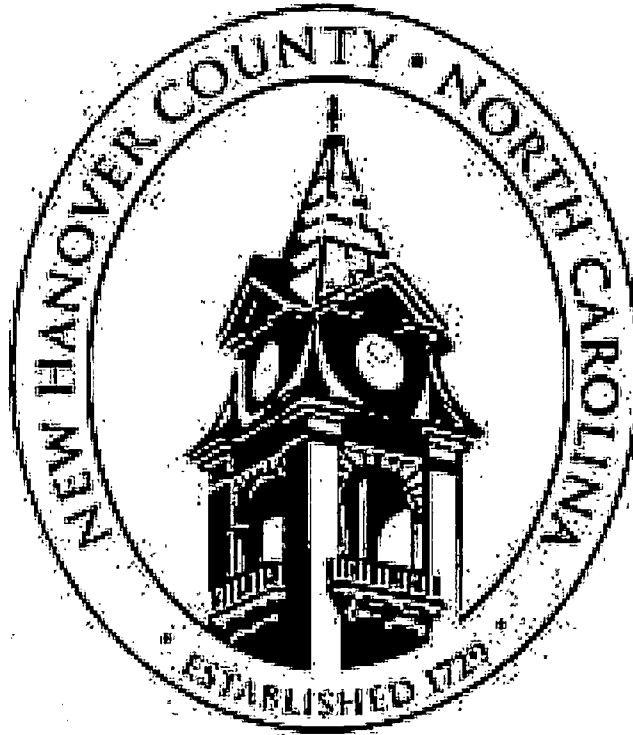
My commission expires: July 16, 2025

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



State of North Carolina, County of NEW HANOVER
Filed For Registration: 01/19/2024 01:44:33 PM
Book: RB 6685 Page: 449-451
3 PGS \$148.00
Real Property \$26.00
Excise Tax \$122.00
Recorder: KELLIE GILES
Document No: 2024001387

DO NOT REMOVE!

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