

COPY

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/27/2023 9:57:09 AM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2076 PG 903 - 904

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 #: 1204078

Prepared by: Richard J. Kania

Deed Stamps: \$0.00

Mail after recording to: Grantee

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED made this day of September 12, 2023 by and between

GRANTOR	GRANTEE
<p>RICHARD J. KANIA, Commissioner 82 Patton Avenue, Suite 500 Asheville, NC 28801</p>	<p>RUTHERFORD COUNTY, A BODY POLITIC AND CORPORATE 125 W 3rd Street Rutherfordton, NC 28139</p>

WITNESSETH, That whereas Richard J. Kania was appointed Commissioner under an order of the Superior Court of Rutherford County, North Carolina, in the tax foreclosure proceeding entitled Rutherford County vs. Unknown Heirs at Law of Joe Stanley Cannon, et.al., (File #20 CvD 1244); 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 December 16, 2021, offer the land hereinafter described at a public sale at the Rutherford County Courthouse door, in Rutherfordton, North Carolina and Rutherford County, a body politic and corporate became the last and highest bidder for said land for the sum of \$6,200.00; 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;

Now, in consideration of the premises and the sum of \$6,200.00, 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 Rutherford County, North Carolina, and described as follows:

Submitted electronically by "The Kania Law Firm, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rutherford County Register of Deeds.

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Situate on the east side of Shotwell Avenue in the town of Rutherfordton and being described and bounded as follows:

BEGINNING on an iron pin, which is the southeast corner of a lot conveyed by the grantors to Fred McBrayer, the iron pin being in Otis Lovelaces' line and runs thence with the old line North 82 East 133 feet to an iron pin, Cowan's corner; thence North 8 West 112 feet to an iron pin, Cowan and Hix Edwards' corner; thence with Hix Edwards's line South 82 West 133.5 feet to an iron pin; thence South 8 West 112 feet to the place of beginning.

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

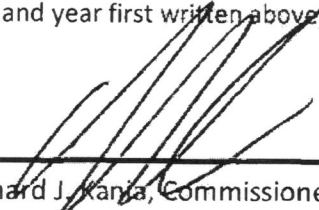
Also being identified as Parcel ID# 1204078, Rutherford County Tax Office.

Address: 0 Cedar Street

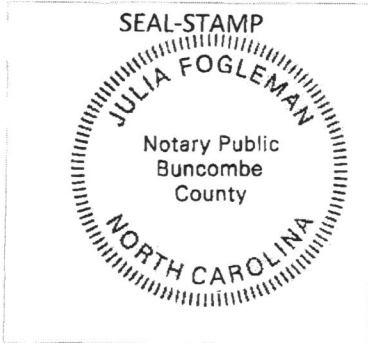
This conveyance is made subject to Rutherford County and any applicable city property taxes which are not included in the Judgment entered in this matter, the payment of which shall be assumed by the purchaser.

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.



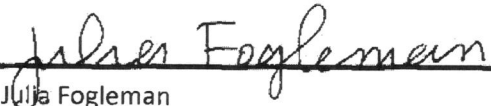
Richard J. Kania, Commissioner (SEAL)



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 September 12, 2023.



Julia Fogleman
NOTARY PUBLIC
My commission expires: June 22, 2026