

**2021002740**
 ANSON CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$197.00

PRESENTED & RECORDED:

11-15-2021 12:51:11 PM

GREG L EUDY

REGISTER OF DEEDS

BY: OLIVIA TUCKER

DEPUTY

BK: LD 1280**PG: 117-118**

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

PIN #: 6474-15-64-9011

Prepared by: Richard J. Kania, Attorney

Deed Stamps: \$ 197.00

Mail after recording to: Grantee

COMMISSIONER'S DEED

THIS COMMISSIONER'S DEED, made this 12th day of October, 2021, by and between

GRANTOR	GRANTEE
RICHARD J. KANIA, Commissioner	GOODWIN & CO, LLC
82 Patton Ave., Ste. 500 Asheville, NC 28801	1226 Allen St Wadesboro, NC 28170

WITNESSETH, That whereas Richard J. Kania was appointed Commissioner under an order of the Superior Court of Anson County, North Carolina, in the tax foreclosure proceeding entitled "County of Anson vs. Massey Family Partnership, LLP, et.al.", (File #20 CvS 533); 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 27th day of May, 2021, offer the land hereinafter described at a public sale at the Anson County Courthouse door, in Wadesboro, North Carolina and Goodwin & Co, LLC, became the last and highest bidder for said land for the sum of \$98,398.13; 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 \$98,398.13, 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 Anson County, North Carolina, and described as follows:

BEGINNING at a stake at the W. C. Hardison and K. M. Hardison corner (now or formerly) on the south side of Morgan Street 12 inches from the present cement sidewalk on Morgan Street in the established building line, said stake being North 86 West 78 feet and 10 inches from the corner of the established building line at the intersection of Morgan and Rutherford Streets and runs thence South 86 East 78 feet and 10 inches parallel with the cement sidewalk on Morgan Street and with the building line to a point 12 inches from the western edge of cement sidewalk on Rutherford Street; thence South 10 West 127 feet and 4 inches parallel with the said cement sidewalk on Rutherford Street with the building line on said street to a stake 12 inches from the western edge of the sidewalk at the W. C. and K. M. Hardison corner; thence North 85-30 West 68 feet 5 inches with the Hardison boundary to a stake; thence North 7-45 East 11 feet to a stake; thence North 85-30 West 9 feet and 6 inches to a stake; thence North 7-45 East 115 feet 6.5 inches to the point of BEGINNING.

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

Also being identified as Parcel ID# 6474-15-64-9011, Anson County Tax Office.
Address: 201 W Morgan Street

This conveyance is made subject to Anson County and any applicable city property taxes, the payment of which shall be assumed by the purchaser.

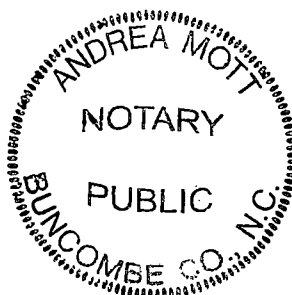
TO HAVE AND TO HOLD the aforesaid tract of land, to Grantee, its successors, heirs and assigns forever, in as full and ample manner as Richard J. Kania, Commissioner, is authorized and empowered to convey the same.

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 12th day of October, 2021.

Andrea Mott
NOTARY PUBLIC
My commission expires: 7/16/2025