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START PAGE	0383
END PAGE	0384
INSTRUMENT #	20019
EXCISE TAX	\$378.00

Drawn By: Peter F. Dwyer, Esq.
Mail To: Grantee
Revenue Stamps: \$378.00

Grantee's Mailing Address:
Carolinas Properties III, LLC.
1612 Seattle Slew Court
Waxhaw, NC 28173

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

UNION COUNTY

Tax Parcel No.: 05-168-003F

THIS COMMISSIONER'S DEED, made and entered into as of the 23rd day of August, 2024, by and between Peter F. Dwyer, acting as Commissioner as hereinafter stated ("Grantor"); and Carolinas Properties III, LLC (regarded as "Grantee");

WITNESSETH:

WHEREAS, in that proceeding entitled MARY LEE STEVENSON Executrix of the Estate of KAREN MARIE BRITTON (aka, KAREN M. BRITTON), Petitioner, vs. BELINDA BRITTON Respondents., Proceeding File # 23 SP 398 an Order to Take Possession Custody and Sale of Realty was signed and entered on October 5, 2023 by Wendy Maynard, Clerk of Superior Court appointing Peter F. Dwyer, as Commissioner of the Court to sell, Pursuant to the Article 29 of the North Carolina General Statutes Judicial Sales Act, and an Order on Motion to Obtain Approval of a Contract and Report of Sale signed and entered on July 11, 2024 subject to confirmation by the Court, that certain parcel of land hereinafter described; and

WHEREAS, the Grantor, acting as Commissioner as aforesaid, made a Report of Private Sale of Real Property on July 12, 2024.

Submitted electronically by "Paladin Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Union County Register of Deeds.

WHEREAS, the time for a further upset bid for the interest in real property has expired and there were no further upset or advanced bids within the time prescribed by law;

WHEREAS, the real property hereinafter described was sold to Carolinas Properties III, LLC for a gross purchase price of \$189,000.00; and

WHEREAS, on July 30, 2024 said sale was approved, confirmed by Wendy Maynard Clerk of Superior Court of Union County, North Carolina, said Order directing the Commissioner to execute and deliver a Commissioner's Deed for the real property hereinafter described to Carolinas Properties III, LLC upon receipt of the full purchase price; and

WHEREAS, the purchase price of \$189,000.00 has been paid in full;

NOW, THEREFORE, in consideration of the foregoing premises and of the sum of \$189,000.00, the receipt of which is hereby acknowledged, Peter F. Dwyer, Commissioner, has bargained and sold, and by these presents does bargain, sell and convey unto Carolinas Properties III, LLC, his successors and assigns, that certain parcel of land lying and being in Union County, North Carolina, and being more particularly described on the attached Exhibit A.

TO HAVE AND TO HOLD the aforesaid interest in the real property, together with all rights, privileges and appurtenances thereto belonging to the said Carolinas Properties III, LLC, its successors and assigns, in as full an ample a manner as the Commissioner herein is authorized and empowered to convey.

This conveyance is subject to the following exceptions:

1. Valid and enforceable easements and restrictions of record.
2. The lien of 2024 ad valorem real property taxes which the Grantee herein assumes and agrees to pay.

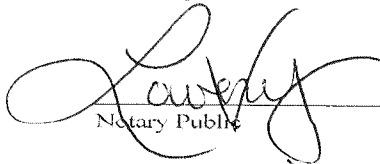
IN WITNESS WHEREOF, the Grantor, acting as Commissioner as aforesaid, has hereinto set his hand and seal the day and year first above written.



Peter F. Dwyer, Commissioner

NORTH CAROLINA,
UNION COUNTY

I, Vanessa Lowery a Notary Public of the County and State aforesaid, certify that Peter F. Dwyer, Commissioner, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of August, 2024.


Notary Public

My Commission Expires: December 27, 2026

