

Recorded: 02/13/2025 09:20:35 AM
BY: CLAUDIA HARRINGTON
Cheryl L. House, Register of Deeds
Dare County, NC

Fee Amt: \$26.00 NC Excise Tax: \$13.00
Land Transfer Fee: \$60.92

BOOK 2773 PAGE 450 (2)

700146212



APPROVED
DARE COUNTY
LAND TRANSFER TAX

NO. 0368-25 / \$60.92

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$13.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF DARE

ID# 014822-252

This deed, made this 16th day of December, 2024, by MARK B. BARDILL, Commissioner, to White Paw LLC of P.O. Box 3, Clemmons, North Carolina, 27012.

WITNESSETH:

That whereas the said MARK B. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Dare County versus Donald F. Demarco and spouse, Jacqueline DeMarco, Defendants, and PNC Bank, National Association, Greater Kinnakeet Shores Home Owners, Inc., Kurt J. Wittek, and Mark W. Parker, Lienholders, et al, File No. 21 CvD 574; and said MARK B. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK B. BARDILL, Commissioner, did on the 17th day of September, 2024, offer the land hereinafter described at a public sale at the Dare County Courthouse door, in Manteo, North Carolina, and then and there the said Dare County became the last and highest bidder for said land for the sum of \$5,341.91; and after said bid was upset, White Paw LLC became the last and highest bidder for said land for the sum of \$6,091.91; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK B. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$6,091.91, receipt of which is hereby acknowledged, the said MARK B. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said White Paw LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Kinnakeet Township, Dare County, North Carolina, and described as follows:

All that certain lot or parcel of land situated in the Village of Avon, Kinnakeet Township, Dare County, North Carolina and more particularly described as follows:

Building Area 24, Phase 22 of the subdivision known as Kinnakeet Shores as shown on a map or plat thereof, made by Bissell Professional Group, Engineers, Planners, Surveyors and Environmental Specialists,

dated June 13, 2003, and recorded in Plat Cabinet F, Slides 50 through 54, Public Registry of Dare County, North Carolina.

Subject to restrictive covenants and easements of record.

Parcel Number: 014822-252

To have and to hold the aforesaid tract of land, to the said White Paw LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK B. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

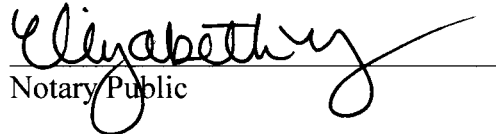
In witness whereof, the said MARK B. BARDILL, Commissioner, hath hereunto set his hand and seal.

MARK B. BARDILL, Commissioner (SEAL)

NORTH CAROLINA
CRAVEN COUNTY

I, Elizabeth McCoy of said County, do hereby certify that MARK B. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 16th day of December, 2024.



Notary Public

My commission expires: 08/17/2026.

