

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,485.00
Parcel ID:	See Exhibit A attached
Mail/Box to:	Grantee
Prepared by:	Alan B. Hewett - Hewett Law Group, P.A., 101 Blackstone Lane, Selma, NC 27576 (NO TITLE CERTIFICATION, TITLE EXAMINATION OR TAX ADVICE – NOT CLOSING ATTORNEY)
Brief description for the Index:	9 Lots Emily Gardens Subdivision

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28th day of January, 2025, by and between:

GRANTOR	GRANTEE
RRT Development, LLC a North Carolina limited liability company P.O. Box 190 Clayton, NC 27528	JSJ Builders, Inc. a North Carolina limited liability company 207 Hillside Avenue Fayetteville, NC 28301

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Pine Level Township, Johnston County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5823 page 202-203.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 102 page 336-337.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1 – 2025 Ad Valorem taxes.
- 2 – General utility easements, restrictions and right of ways of record.
- 3 – This conveyance is made subject to the terms and provisions of the Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book 6815, Pages 866-916, as it may have been, or will be in the future, amended, Johnston County Registry.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

RRT Development, LLC
Entity Name

Name:

By: [Signature]
Name: John H. Richard
Title: Member/ Manager

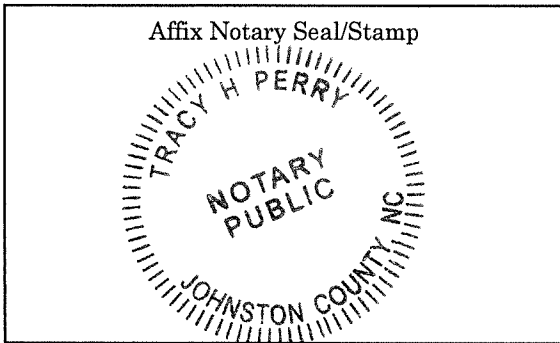
Name:

Name:

By: _____
Name: _____
Title: _____

STATE OF NORTH CAROLINA, COUNTY OF JOHNSTON

I Tracy H Perry a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28th day of January 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): John H. Richard, Member/ Manager.



[Signature]
Notary Public (Official Signature)
My commission expires: 8/2/2025

Exhibit "A"

BEING all of Lots 56, 59, 60, 69, 70, 71, 79, 80, and 83, according to a survey entitled "Final Subdivision Plat of Emily Gardens Phase 1, Section 1" dated December 19, 2024, prepared by Stokes Surveying & Mapping, PLLC, and recorded in Plat Book 102, Pages 336-337, Johnston County Registry, reference to which is hereby made for a full and complete description as if fully set forth herein.

Lot 56

Tax ID: 12O08024C

PIN: 262414-23-9808

Lot 59

Tax ID: 12O08024F

PIN: 262414-23-7987

Lot 60

Tax ID: 12O08024G

PIN: 262414-24-7030

Lot 69

Tax ID: 12O08024P

PIN: 262414-24-6257

Lot 70

Tax ID: 12O08024Q

PIN: 262414-24-6294

Lot 71

Tax ID: 12O08024R

PIN: 262414-24-7241

Lot 79

Tax ID: 12O08024Z

PIN: 262414-24-8171

Lot 80

Tax ID: 12O08025

PIN: 262414-24-9029

Lot 83

Tax ID: 12O08025C

PIN: 262414-33-1906