

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 5/2/2025 1:15:30 PM  
Fee Amt: \$326.00 Page 1 of 3  
Revenue Tax: \$300.00  
Pitt County, NC  
Lisa P. Nichols REG OF DEEDS

## BK 4636 PG 79 - 81

-----[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]-----

STATE OF NORTH CAROLINA  
COUNTY OF PITT

Prepared By: WYNN LAW, PLLC  
Mail To: GRANTEE

**Tax Parcel No: 33142**  
**Excise Tax: \$300.00**

### GENERAL WARRANTY DEED

*The Preparer is informed that all or a portion of the property herein conveyed does not include the principal residence of the Grantor. This instrument was prepared by James P. Wynn, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

THIS DEED, made and entered into this the 1<sup>st</sup> day of ~~April~~<sup>May</sup>, 2025, by and between SCIOTO PROPERTIES SP-16 LLC, An Ohio Limited Liability Company, (as merged from SCIOTO PROPERTIES SP-15, LLC (see Deed Book 4609, Page 7, Pitt County Registry)), whose address is 160 East Olentangy Street, Powell, OH 43065, hereinafter called GRANTOR; and WALSTON EVANS LLC, A North Carolina Limited Liability Company, whose address is 605 Huff Drive, Winterville, NC 28590, hereinafter called GRANTEE;

### WITNESSETH:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, in fee simple, the following described real property, to-wit:

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

Lying and being situate in Winterville Township, Pitt County, North Carolina and being all of Lot Number 5, Block I, Section III of the Camelot Subdivision, as shown on map thereof made by Rivers and Associates, Inc., dated January 11, 1977, and recorded in Map Book 25, at Page 91 of the Pitt County Registry, reference to which is hereby made for a more complete and accurate description.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple forever.

And the Grantor, for himself, his heirs and assigns, covenants with Grantee, his heirs and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2025 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that he will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.

Scioto Properties SP-16 LLC, an Ohio  
Limited Liability Company  
By: Scioto Properties LLC, an Ohio Limited  
Liability Company, its sole member

By: *BTG*

Byron Thomas Goodwin, President

STATE OF Ohio  
COUNTY OF Delaware

I, Candi J. Cook, a Notary Public of Ohio County, Delaware do hereby certify that the following individual(s) appeared before me this day in the following capacity and acknowledged the due execution of the foregoing deed of conveyance: Byron Thomas Goodwin, President or Scioto Properties LLC, sole member of Scioto Properties SP-16 LLC.

Witness my hand and Notarial Seal, this the 1<sup>st</sup> day of May, 2025.



**CANDI J. COOK**  
Notary Public, State of Ohio  
Commission #: 2024-RE-884519  
My Commission Expires 12/03/2029

*Candi J. Cook*

NOTARY PUBLIC

Printed/Typed Name: Candi J. Cook

My Commission Expires: 12/03/2029