

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identifier Nos.: 3283-70-5931-0000,
3283-70-4625-0000, 3283-81-1043-0000,
3283-80-0744-0000, and 3283-80-2767-0000

Mail after recording to: New Life Building Company LLC, 2463 Hoover Road, Hampstead, NC 28443

Return to: Cline Law Firm, PLLC, 6329 Oleander Drive, Wilmington, NC 28403

No certification or opinion on title is expressed by the preparer of this instrument.

Prepared By: Aaron D. Lindquist, Coastal Legal Counsel, 1904 Eastwood Road, Suite 316, Wilmington, NC 28403.

Delinquent taxes, if any, will be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description from the Index:

THIS DEED made this 14th day of August, 2024, by and between

GRANTOR

JEM Acquisitions, LLC, a New York Limited Liability Company

14 Harwood Court
415-1035
Scarsdale, NY 10583

GRANTEE

New Life Building Company LLC, a North Carolina Limited Liability Company

2463 Hoover Road
Hampstead, NC 28443

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in City of Hampstead, Pender County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book , Page , Pender County Registry.

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

A map showing the above described property is recorded in Plat Book 63, Page 41, and Plat Book 53, Page 38, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Ad valorem taxes, not yet due and payable;
- 2. Matters shown of record on Plat Book 63 at Page 41 and Plat Book 53 at Page 38;
- 3. Any other restrictions of record and any amendments thereto;
- 4. All applicable zoning and land use ordinances, statutes, and regulations; and
- 5. All other valid and enforceable easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

JEM Acquisitions, LLC, a New York Limited Liability Company

By: [Signature]
Elizabeth Cruz, Member

STATE OF NEW YORK

COUNTY OF Mass

I, Jorge Pagan, a Notary Public, certify that Elizabeth Cruz, Member of JEM Acquisitions, LLC personally came before me this day and acknowledged that he/she is Member of JEM Acquisitions, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 1st day of August, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary
My Commission Expires: 03/02/2028

JORGE PAGAN
Notary Public, State of New York
Reg. No. 01PA6405160
Qualified in Kings County
Commission Expires March 02, 2028

JORGE PAGAN
Notary Public, State of New York
Reg. No. 01PA6405160
Qualified in Kings County
Commission Expires March 02, 2028

EXHIBIT "A"**Tract 1:**

BEING approximately 3.48 acres of the 6.45 acres as shown on the Recombination Survey for Robert Jack Schupp and Camellia Lyn Schupp as surveyed by Gairy Canady Land Surveying dated 12-17-2018 and recorded in Map Book 63, Page 41, Pender County Registry.

Parcel ID: 3283-70-5931-0000

Tract 2:

BEING approximately 2.98 acres of the 6.45 acres as shown on the Recombination Survey for Robert Jack Schupp and Camellia Lyn Schupp as surveyed by Gairy Canady Land Surveying dated 12-17-2018 and recorded in Map Book 63, Page 41, Pender County Registry.

Parcel ID: 3283-81-1043-0000

Tract 3:

BEGINNING at a point in the centerline of Renee Drive, said point being located South 87 ° 21' 30" West 1340.00 feet along the centerline of Renee Drive from point number "11", its intersection with the western right of way line of S.R. 1569, Hoover Road, as shown on a map entitled "Map of Survey for King Dry Storage Container, Inc." as recorded in Map Book 20 at Page 19 of the Pender County Registry; running thence from said beginning point with the centerline of the above mentioned Renee Drive, North 87 ° 21' 30" East 100.00 feet to a point; running thence South 2 ° 38' 30" East 242.78 feet to an iron pipe in a line of L.E. Howard as shown on the above mentioned map, passing over an incline iron pipe in the southern right of way line of Renee Drive at 30.00 feet; running thence North 2 ° 38' 30" West 237.55 feet to the beginning, passing over an inline iron pipe in the southern right of way line of Renee Drive at 207.55 feet; and containing 0.5513 acre as surveyed by Johnie C. Garrason, Registered Land Surveyor No. L-1347 in July, 1982 and beginning a portion of Parcel No. 102 as shown on the above mentioned map. And being shown as Lot 5 on Map Book 53, Page 38 Pender County Register of Deeds

Parcel ID: 3283-70-4625-0000

Tract 4:

BEGINNING at a point in the centerline of Renee Drive, said point being located South 87 ° 21' 30" West 1340.00 feet along the centerline of Renee Drive from point number "11", its intersection with the western right of way line of S.R. 1569, Hoover Road, as shown on a map entitled "Map of Survey for King Dry Storage Container, Inc." as recorded in Map Book 20 at Page 19 of the Pender County Registry; running thence from said beginning point with the centerline of the above mentioned Renee Drive, North 87 ° 21' 30" East 100.00 feet to a point; running thence South 2 ° 38' 30" East 242.78 feet to an iron pipe in a line of L.E. Howard as shown on the above mentioned map, passing over an incline iron pipe in the southern right of way line of Renee Drive at 30.00 feet; running thence North 2 ° 38' 30" West 237.55 feet to the beginning, passing over an inline iron pipe in the southern right of way line of Renee Drive at 207.55 feet; and containing 0.5513 acre as surveyed by Johnie C. Garrason, Registered Land Surveyor No. L-1347 in July, 1982 and beginning a portion of Parcel No. 102 as shown on the above mentioned map. And being shown as Lot 8 on Map Book 53, Page 38 Pender County Register of Deeds.

Parcel ID: 3283-80-0744-0000

Tract 5:

BEGINNING at a point in the centerline of Renee Drive, said point being located South 87 ° 21' 30" West 1340.00 feet along the centerline of Renee Drive from point number "11", its intersection with the western right of way line of S.R. 1569, Hoover Road, as shown on a map entitled "Map of Survey for King Dry Storage Container, Inc." as recorded in Map Book 20 at Page 19 of the Pender County Registry; running thence from said beginning point with

the centerline of the above mentioned Renee Drive, North 87 ° 21' 30" East 100.00 feet to a point; running thence South 2° 38' 30" East 242.78 feet to an iron pipe in a line of L.E. Howard as shown on the above mentioned map, passing over an incline iron pipe in the southern right of way line of Renee Drive at 30.00 feet; running thence North 2 ° 38' 30" West 237.55 feet to the beginning, passing over an inline iron pipe in the southern right of way line of Renee Drive at 207.55 feet; and containing 0.5513 acre as surveyed by Johnie C. Garrason, Registered Land Surveyor No. L-1347 in July, 1982 and beginning a portion of Parcel No. 102 as shown on the above mentioned map. And being shown as Lot 9 on Map Book 53, Page 38 Pender County Register of Deeds.

Parcel ID: 3283-80-2767-0000

The below included information is included for reference only.

Property Common Address: 5 Lots - Renee Drive, Hampstead, NC 28443

Property Parcel ID: 3283-70-5931-0000, 3283-81-1043-0000, 3283-70-4625-0000, 3283-80-0744-0000 & 3283-80-2767-0000