

For Registration Register of Deeds

William Britton

Moore County, NC

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Book: 6442 Page: 52 - 53 #Pages: 2

Fee: \$26.00

NC Rev Stamp: \$0.00

Instrument# 2025015982

This document prepared by:
 Donnell G. Adams, Jr., Attorney at Law
 100 Market Square
 Pinehurst, North Carolina 28374

**STATE OF NORTH CAROLINA
 COUNTY OF MOORE**

NON-WARRANTY DEED

THIS NON-WARRANTY DEED is made this 6th day of October, 2025, by and between **DMJP Properties, LLC, a North Carolina Limited Liability Company**, 1071 Celestial St., Ste. 2402, Cincinnati, OH 45202 ("Grantor") and **DMJP Properties, LLC, a North Carolina Limited Liability Company**, 1071 Celestial St., Ste. 2402, Cincinnati, OH 45202 ("Grantee").

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot, tract, or parcel of land situated in McNeill Township, Moore County, North Carolina, more particularly described as follows:

Parcel 1, consisting of 9.31 acres, more or less, as set forth on a survey for DMJP Properties, LLC, "Recombination Survey for DMJP Properties, LLC, Portion of Lot 8, Niagara Realty Company & Lot 12, P.C. Shaw Lands, McNeill Township, Moore County, North Carolina, July 22, 2025" by Travis L. Nickens, PLS, recorded in Plat Cabinet 20, Slide 932, Moore County Register of Deeds.

Parcel 2, consisting of 2.19 acres, more or less, as set forth on a survey for DMJP Properties, LLC, "Recombination Survey for DMJP Properties, LLC, Portion of Lot 8, Niagara Realty Company & Lot 12, P.C. Shaw Lands, McNeill Township, Moore County, North Carolina, July 22, 2025" by Travis L. Nickens, PLS, recorded in Plat Cabinet 20, Slide 932, Moore County Register of Deeds.

For further reference, see Book 4689, Page 59, Moore County Register of Deeds.

This conveyance is made together with and/or subject to: (i) deeds of trust, if any, encumbering the subject property; (ii) ad valorem taxes; (iii) any and all easements of any nature of record; and (iv) restrictions enforceable against the property.

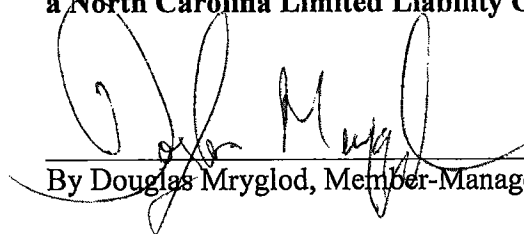
TO HAVE AND TO HOLD the aforesaid lot, tract or parcel of land, and all privileges and appurtenances thereto belonging to the Grantee in fee simple, subject, however, to any exceptions, reservations and conditions herein set forth.

The Grantor makes no warranty, express or implied, as to title to the property herein described.

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

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

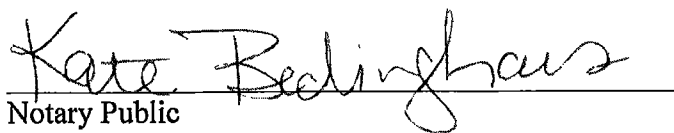
DMJP Properties, LLC
a North Carolina Limited Liability Company

 (SEAL)
By Douglas Mryglod, Member-Manager

STATE OF Ohio
COUNTY OF Hamilton

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated, with requisite authority having been granted: DOUGLAS MRYGLOD.

Date: 12/27/25


Notary Public

My commission expires: Has no expiration

[FULLY AND LEGIBLY AFFIX NOTARIAL SEAL HERE]

KATE BEDINGHAUS, Attorney at Law
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.