

This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 08-2256-1 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description. GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Alexis Gomez

Tax Accepted Date 09/11/2025

NORTH CAROLINA GENERAL WARRANTY DEED R-18884-25

Table with 2 columns: Field Name, Value. Fields include Excise Tax (\$400.00), Parcel ID (0822561), Mail/Box to, Prepared by, and Brief description for the index.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 10th day of July, 20 25, by and between:

Table with 2 columns: GRANTOR, GRANTEE. Grantor: RS and JS Investments, LLC. Grantee: Formyduval Homes, LLC.

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.

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 the City of Chinquapin, Duplin County, North Carolina and more particularly described as follows (the "Property"):

Being all of tract B as shown on a map entitled, "Boundary Survey for RS and JS Investments, LLC" and duly recorded at Plat Book 33, Page 208, Duplin County, North Carolina Registry of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1689 Page 623.

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 Book 33 Page 208.

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:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

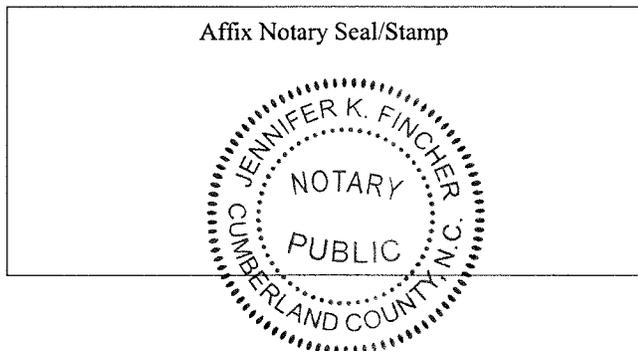
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

RS and JS Investments, LLC
Entity Name
By: [Signature]
Name: Betty Jean Simpson
Title: Member

By: [Signature]
Name: Rayburn A. Simpson
Title: Member

STATE OF NORTH CAROLINA, COUNTY OF CUMBERLAND

I, Jennifer K Fincher, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10 day of July, 2025 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Betty Jean Simpson as Member and Rayburn A. Simpson as Member of RS and JS Investments, LLC



[Signature]
Notary Public (Official Signature)
My commission expires: 4/17/26
4/17/26