

Return To: Jason M. Blackburn

Parcel ID Number: 04P10012C

REVENUE: \$290.00

Prepared By: Jason M. Blackburn  
Attorney at Law  
112 S. John Street  
Goldsboro, NC 27530

NORTH CAROLINA  
JOHNSTON COUNTY

**GENERAL WARRANTY DEED**

THIS **GENERAL WARRANTY DEED**, is made this the 1 day of July, 2022, by and between:

**GRANTORS:** The Church of Jesus Christ of Latter-Day Saints by and through its Attorney-in-fact, Scott Gandolph and Scott S. Gandolph, Administrator CTA of the Estate of John Phillip Kinnett, of 111 Parkway Drive, Smithfield, NC 27577 (hereinafter referred to in the neuter singular).

**GRANTEES:** J&N Real Estate Investments, LLC, of P.O. Box 658, Princeton, NC 27569 (hereinafter referred to in the neuter singular)

Grantors, 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 Johnston County, North Carolina and more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN BY REFERENCE**

No title search was performed in the preparation of this deed and no title opinion is rendered by the attorney preparing this deed unless provided in a separate document.

GRANTEES shall have and hold the above land all its privileges and appurtenances in fee simple.

GRANTORS covenant with GRANTEE that the Grantors are seized of the premises in fee simple and has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein stated.

IN TESTIMONY WHEREOF, GRANTORS has set their hands and seals, the day and year first above written.

**GRANTORS HEREBY STATE THAT THIS WAS \_\_\_\_\_ OR WAS NOT \_\_\_\_\_ A PRIMARY RESIDENCE OF A GRANTOR.**

[Signature] (SEAL)  
The Church of Jesus Christ of Latter-Day Saints  
by and through its Attorney in Fact Scott Gandolph

[Signature] (SEAL)  
Scott Gandolph, Attorney in Fact, for  
The Church of Jesus Christ of Latter-Day Saints

State of North Carolina  
County of Johnston

I, Patricia R. Coor, a Notary Public in and for said State and County, certify that Scott Gandolph, Attorney-in-Fact for The Church of Jesus Christ of Latter-Day Saints personally appeared before me this day and being by me duly sworn says that she executed the foregoing and annexed instrument for and in behalf of The Church of Jesus Christ of Latter-Day Saints, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Deed Book 6060, Page 622 of the Office of the Register of Deeds of Johnston County, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that Scott Gandolph acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of The Church of Jesus Christ of Latter-Day Saints.

Witness, my hand and Notarial Seal, this the 11<sup>th</sup> day of July, 2022.

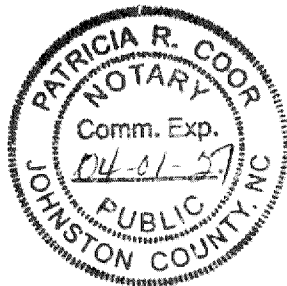
Patricia R. Coor

NOTARY PUBLIC

PATRICIA R COOR

Printed Name of Notary

My Commission Expires: 04-01-27



Scott Gandolph (SEAL)  
The Church of Jesus Christ of Latter-Day Saints  
by and through its Attorney in Fact Scott Gandolph

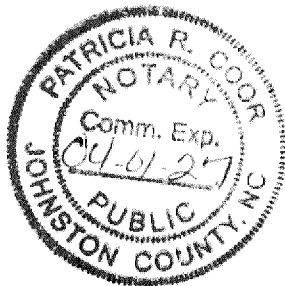
Scott Gandolph (SEAL)  
Scott Gandolph, Attorney in Fact, for  
The Church of Jesus Christ of Latter-Day Saints

State of North Carolina  
County of Johnston

I, Patricia R Coor, a Notary Public in and for said State and County, certify that Scott Gandolph, Attorney-in-Fact for The Church of Jesus Christ of Latter-Day Saints personally appeared before me this day and being by me duly sworn says that she executed the foregoing and annexed instrument for and in behalf of The Church of Jesus Christ of Latter-Day Saints, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Deed Book 6060, Page 622 of the Office of the Register of Deeds of Johnston County, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that Scott Gandolph acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of The Church of Jesus Christ of Latter-Day Saints.

Witness, my hand and Notarial Seal, this the 14th day of July, 2022.



Patricia R Coor

NOTARY PUBLIC

PATRICIA R COOR

Printed Name of Notary

My Commission Expires: 04-01-27

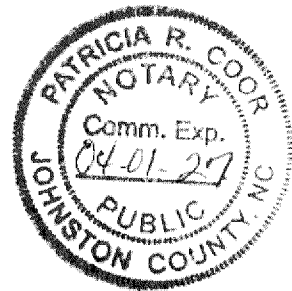
Scott S. Gandolph (SEAL)  
**Scott S. Gandolph,**  
**Administrator CTA of the Estate of**  
**John Phillip Kinnett**

State of North Carolina  
County of Johnston

I, Patricia R. Coor, a Notary Public for said State and County do hereby certify that, **Scott S. Gandolph, Administrator CTA of the Estate of John Phillip Kinnett**, personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this the 11<sup>th</sup> day of July, 2022.

Patricia R. Coor  
NOTARY PUBLIC  
PATRICIA R COOR  
Printed name of notary public  
My Commission Expires: 04-01-27



No title search was performed in the preparation of this deed and no title opinion is rendered by the attorney preparing this deed unless provided in a separate document.

**ATTACHMENT**

First Tract: Beginning at a stake in the northern margin of an unnamed paved street, in a subdivision known as Edgebrook Subdivision as shown on map prepared by Randal's Engineers Dated January 20, 1970 and recorded in Plat Book 14, Page 135, Office of Register of Deeds of Johnston County, North Carolina and stake being a corner with Lot 17 in said subdivision and runs thence as the dividing line between Lot 16 & 17, N. 25 deg, 11 min. W. 200 ft. to a stake, corner with Lot #17; thence N. 66 deg. 10 min. E 100 feet to a stake corner with Lot 15 in said subdivision; thence N. 66 deg. 10 min. E. 100 feet to Lots 15 & 16 E. 25 deg. 11 min. E. 200 ft. to a stake, corner with Lot #15 in the northern margin of unnamed paved street; thence as the northern margin of said street S. 66 deg. 10 min. W. 100 ft. to the point of beginning. Said lot is the same as Lot #16 in a subdivision known as Edgebrook Subdivision as shown on map prepared by Ragsdale Engineers dated January 20, 1970 and rerecorded in Plat Book 14, Pg 135, Johnston County Registry.

Second Tract: Lot No. 17 of the Wilson M. Pace Property known as Edgebrook Subdivision located in Boon Hill Township, Johnston County, North Carolina, according to plat thereof prepared by Ragsdale Engineers, dated January 20, 1970, Plat of which is recorded in Plat Book 14, Page 135, Registry of Johnston County, and more particularly described as follows; Beginning at a stake in the northern right of way line of an unnamed street, said stake being located N. 66 deg. 10 min. E. 500 ft. from a point where the northern right of way line of an unnamed street intersects with the eastern right of way line of N. C. Highway No. 2371; and the line runs thence along the northern right of way line of the unnamed street N. 66 deg. 10 min. E. 100 ft. to a stake, being the S. W. corner of Lot No. 16; thence along the western boundary line of Lot No. 16, N. 25 11 min. W. 200 ft., to a stake, the northeastern corner of Lot No. 18; thence along the eastern boundary line of Lot No. 18, S. 25 deg. 11 min. E. 200 ft. to the point of Beginning.

Being the same property conveyed by deeds recorded in Book 4500, Page 823 and Book 3684, Page 969 of the Johnston County Registry.