

Minimum Documentary Stamps are being collected. No value is associated with this transfer.

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

(Space Above This Line For Recording)

Quit Claim Deed

This Quit Claim Deed made this 17th day of March 2025, between J2 Land Investments, LLC, a North Carolina limited liability company, whose mailing address is 2339 Odell School Rd., Suite A, Concord, NC 28027 grantor (hereinafter referred to as the "Grantors") to Journey Capital, LLC, a North Carolina limited liability company, whose mailing address is 2339 Odell School Rd., Suite A, Concord, NC 28027 as the grantees (hereinafter referred to as the "Grantee"):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the Bay County, Florida, to-wit:

Lots 17 and 18, Block 3, Plat of North Highland, a subdivision, in Section 5, Township 4 South, Range 14 West, Bay County, Florida.

Parcel #18538-020-000

Said Property is NOT the homestead of the Grantor

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

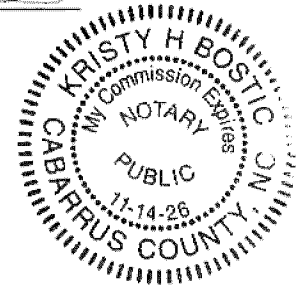
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness #1 Signature
Printed Name: Noribel Salazar
Address of Witness: 4805 Wellington Rd,
Concord, NC 28027

J2 Land Investments, LLC, a
North Carolina Limited Liability Company

[Handwritten Signature]
John Lambert, COO

[Handwritten Signature]
Witness #2 Signature
Printed Name: Rose Mary Diane Williams
Address of Witness: 501 Chalkina Blvd
Shiloh, NC 28146



State of North Carolina
County of Cabarrus

The foregoing instrument was acknowledged before me this 17th day of March, 2025, by John Lambert, COO, signing on behalf of J2 Land Investments, LLC, a North Carolina Limited Liability Company who is/are personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

[Handwritten Signature]
Notary Public
Printed Name: Kristy H. Bostic
My Commission Expires: 11-14-26