

NO EXCISE TAX PAID

**Instrument prepared by**

Name: Mitchell Egan  
Address: PENSICO Trust Company, LLC  
1801 California St. STE 800  
Denver, CO 80202

**RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO**

Name: Linwood P. Britton Jr.  
Address: 2000 Trimaran PL,  
Wilmington, NC 28405

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 9/25/2024 11:31:20 AM  
Fee Amt: \$51.00 Page 1 of 3  
Revenue Tax: \$0.00  
Pamlico, NC  
Lynn H. Lewis Register of Deeds

**BK 731 PG 346 - 348**

**Assessor's Property Tax Parcel: I06-86 & I06-86-1**

Space Above This Line for Recorder's Use

**QUIT CLAIM DEED**

**Grantor(s) Name, Address, Phone:**

PENSICO Trust Company, Custodian  
FBO Linwood P. Britton Jr. IRA  
1801 California St. STE 800  
Denver, CO 80202  
800-962-4238

**Grantee(s) Name, Address, Phone:**

Linwood P. Britton Jr.  
2000 Trimaran PL,  
Wilmington, NC 28405  
910-620-0561

**SEND TAX STATEMENT TO GRANTEE**

Know all men by these presents, that for and in consideration of the sum of ten dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PENSICO Trust Company, Custodian FBO Linwood P. Britton Jr. IRA** residing at **1801 California St. STE 800 Denver, CO 80202**, hereinafter known as "Grantor" does hereby remise, release and forever quitclaim to **Linwood P. Britton Jr.**, residing at **2000 Trimaran PL, Wilmington, NC 28405** hereinafter known as "Grantee", all the rights, title, interest, and claim in or to the following described real estate, situated in the County of **Pamlico**, State of **North Carolina**, to-wit:

Legal Description:

**See Exhibit A**

**Prior instrument reference: Document No. 002425980004, of the Recorder of Pamlico County, North Carolina.**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Documentary Transfer Tax is \$0.00 - Grantor and Grantee in this conveyance are comprised of the same parties, who continue to hold the same Proportionate interest in the property.



**Nicholas Miller, Authorized Signer  
PENSICO Trust Company, Custodian  
FBO Linwood P. Britton Jr. IRA  
1801 California St. STE 800  
Denver, CO 80202**

**MAIL TAX STATEMENTS TO:**

**Grantee(s) Name, Address, Phone:**

Linwood P. Britton Jr.  
2000 Trimaran PL,  
Wilmington, NC 28405  
910-620-0561

Exhibit A

Lying and being situate in No. 2 Township, Pamlico County, North Carolina, on the West side of Trent Creek and both sides of NC Highway 55; bounded on the West by the lands of Vernon J. Daniels, Jr.; on the North by the lands of Denard Tingle, Tyree Daniels Heirs and Teresa T. Flowers; on the East by the lands of Robert Day, Herbert Nobles Jr., Marty Parker, and Harry Ireland, Jr.; on the South by the lands of John W. Riggs, Arthur Spinks, Patricia Rohweller, William Young, and Herbert Nobles, Jr., and more particularly described as follows:

Beginning at a point in the centerline of NC Highway 55, said point being located North  $44^{\circ} 34' 01''$  West 1824.67 feet from NCGS Monument "COON" located in the island in the centerline of NCSR 1335; and runs thence with a ditch, the line of Patricia Rohweller, Arthur Spinks, and John W. Riggs North  $80^{\circ} 16' 35''$  East 750.06 feet to the Southwest corner of Harry Ireland, Jr.; thence with the line of Harry Ireland, Jr., Marty Parker, Herbert Nobles, Jr., and Robert Day (an old ditch) North  $01^{\circ} 17' 13''$  West 925.61 feet to an iron stake in a ditch, the Northwest corner of the Robert Day lot in the South line of Teresa T. Flowers lot; thence with the line of Teresa T. Flowers, Tyree Daniels Heirs, and Denard Tingle, a ditch, South  $69^{\circ} 04' 49''$  West 2042.50 feet crossing NC Highway 55 to a stake in the line of Vernon Daniels, Jr., a ditch; thence with said ditch, the line of Vernon Daniels, Jr., South  $21^{\circ} 06' 30''$  East 529.43 feet to a stake in another ditch, the line of Herbert Nobles, Jr.; thence with the line of Herbert Nobles, Jr., and William Young North  $80^{\circ} 16' 35''$  East 1013.26 feet to the POINT OF BEGINNING, containing 29.89 acres more or less, excluding the road R/W, according to a map and survey made December 13, 2005, by Jesse S. Jewell, Jr., A Professional Surveyor as recorded in Plat Cabinet 147 at page 10, of the Pamlico County Registry. All courses and bearings in this instrument are based on the NC Grid System, NAD 83, and are not magnetic. All distances are horizontal ground measurements.

This property being the same as described in a deed from Earnest A. Brown and wife, Velma B. Brown, to Leslie B. Murphy and wife, Lida Bell Murphy, dated October 4, 1952, and recorded in Book 113 at page 137 of the Pamlico County Registry to which reference is hereby made.

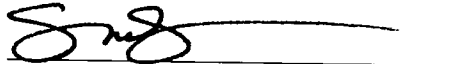
A notary public or other officer completing this certificate verifies only the identity who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF COLORADO

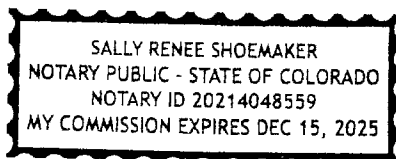
COUNTY OF DENVER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas Miller** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 24<sup>th</sup> day of September, 2024.



Notary Public



My Commission Expires: 12/15/2025