

FOR REGISTRATION REGISTER OF DEEDS  
Carolyn L Garris  
Beaufort County, NC  
Electronically Recorded  
07/30/2025 11:16:12 AM  
Book: 2207 Page: 306 - 308 (3)  
NC REVENUE STAMP: \$226.00  
Fee: \$26.00  
INSTRUMENT # 2025003404

Beaufort County Land Records  
Form Number: 64697

AO                      07/30/2025  
Land Records Official      Date

This instrument prepared by: Steven R. Jones, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$ **226.00**  
PIN# 33439

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## NORTH CAROLINA GENERAL WARRANTY DEED

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Prepared by: Steven R. Jones, Attorney  
Return to: GRANTEE

**Property address: 13006 US HIGHWAY 264 EAST, PINETOWN, NC 27865**

THIS DEED made this 23<sup>rd</sup> day of July, 2025 by and between:

GRANTOR	GRANTEE
<p data-bbox="354 1041 630 1104"><b>ANGEL A. CUTLER,</b> unmarried</p> <p data-bbox="289 1209 695 1306">Forwarding Address: <u>3095 TERRAPIN TRACK ROAD</u> <u>WASHINGTON, NC 27889</u></p> <p data-bbox="207 1377 740 1507"><b>All or a portion of the property herein conveyed does <u>X</u> does not ___ include the primary residence of a GRANTOR.</b> (N.C. Gen. Stat. § 105-317.2)</p>	<p data-bbox="831 1041 1390 1104"><b>JACOBSEN PROPERTIES LLC,</b> a North Carolina Limited Liability Company</p> <p data-bbox="870 1239 1357 1302"><u>740 GREENVILLE BLVD, STE 400-260</u> <u>GREENVILLE, NC 27858</u></p>

The designation GRANTOR and GRANTEE as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

**W I T N E S S E T H :**

That the GRANTOR, 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, their heirs and assigns, in fee simple, all that certain lot or parcel of land situated in BEAUFORT County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by "THE JONES LAW FIRM PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Beaufort County Register of Deeds.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, their heirs and assigns, in fee simple forever.

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

The property hereinabove described was acquired by GRANTOR(s) by instrument recorded in Book 1901, Page 631, BEAUFORT County Registry.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

**IN WITNESS WHEREOF**, the GRANTOR has hereunto set his/her hand and seal on this day and year first above written.

Angel A Cutler (SEAL)  
ANGEL A. CUTLER

STATE OF NC

COUNTY OF Martin

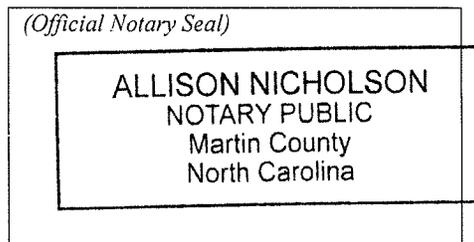
I, Allison Nicholson, a Notary Public for the aforesaid County and State, certify that ANGEL A. CUTLER, personally appeared before me this day and acknowledged to me that he/she/they voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal, this 23<sup>rd</sup> day of July, 2025.

Allison Nicholson  
NOTARY PUBLIC

My Commission expires: 3-23-2030

Allison Nicholson  
(Printed/Typed Name of Notary Public)



## EXHIBIT "A"

BEING all of Tract A and Tract B as shown on that certain survey prepared by Mayo and Associates, P.A., dated June 13, 2016, of record in Plat Cabinet I, Slide 52-4 of the Beaufort County Registry. Also being the same property conveyed to Gerald L. Girard and wife, Vikki A. Girard by deed dated October 19, 2020, of record in Deed Book 1734, Page 005, Beaufort County Registry and the same property conveyed to Angel A. Cutler by deed dated June 1, 2016, of record in Deed Book 1901, Page 631 of the Beaufort County Registry.