



2013058205 00054

FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED:

12-31-2013 10:21:00 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3161

PG: 159-160

Original to: Eric Neal

Mail to: Michael Mathys, 4852 Monte Vista Street, Winston-Salem, NC 27105

Drafted by: Marc W. Ingersoll, Ingersoll & Hicks, PLLC, 1590 Westbrook Plaza Drive, Ste. 203, Winston-Salem, NC 27103

NORTH CAROLINA

INSTRUMENT OF COMBINATION

FORSYTH COUNTY

THIS INSTRUMENT OF COMBINATION is made this the 26th day of December, 2013, by MICHAEL MATHYS and wife, LINDA MATHYS of Forsyth County, North Carolina.

WITNESSETH

WHEREAS, the makers of this Instrument of Combination own certain real property in Forsyth County, State of North Carolina, and which were acquired by deeds recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1427, Page 1058, and Book 3161, Page 155-158; and

WHEREAS, the said owners wish to combine the above mentioned properties into a single parcel of land which is described by one common boundary line for the purposes of creating one tax lot on the Forsyth County Tax Maps;

WHEREAS, this is a limited special purpose instrument for the purposes specified above and is not a conveyance and does not change or modify in any way or manner the ownership interest in the above-referenced property; and

WHEREAS, upon execution and recordation of this Instrument of Combination, the real estate referred to above are hereby combined and shall hereafter be described as follows:

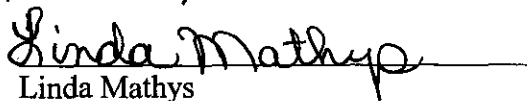
A certain parcel of land, situated in Winston Township, Forsyth County, North Carolina, informally known as Tax Lots 029C and 029F of Tax Block 3016, Forsyth County Tax Records;

and being more particularly described as follows:

BEGINNING at an axle at the southeast corner of Tax Lot 029E of Tax Block 3016, as currently owned by Joan V. Bauguess as recorded in Deed Book 1634, Page 2677, Forsyth County Registry; thence with the eastern line of Bauguess North 01 deg. 58 min. 09 sec. East 84.10 feet to an axle at the Southwest corner of Tax Lot 029A of Tax Block 3016 as currently owned by Lynne Crews Blaylock et al as recorded in Deed Book 1643, Page 657, Forsyth County Registry; thence along the Southern line of Tax Lot 029A of Tax Block 3016, South 88 deg. 27 min. 28 sec. East 59.50 feet to a rebar at the Northwest corner of Tax Lot 029C of Tax Block 3016, currently owned by Michael Y. Mathys, as recorded in Deed Book 1427, Page 1058, Forsyth County Registry; thence with the Northern line of Mathys, South 88 deg. 29 min. 42 sec. East 150.23 feet to an axle in at the Western right-of-way of Monte Vista Street; thence with the Western right-of-way of Monte Vista Street, South 03 deg. 25 min. 00 sec. West 81.36 feet to an iron pin at the Northeastern corner of Tax Lot 008M of Tax Block 2801, as currently owned by the Harry Wilbur Nelson Heirs as recorded in Deed Book 1994, Page 114, Forsyth County Registry; thence with the Northern line of Tax Lot 008M of Tax Block 2801, North 89 deg. 21 min. 53 sec. West 151.00 feet to a point at the Northwest corner of Tax Lot 008M of Tax Block 2801 and the Northeastern of Tax 009M of Tax Block 2081, currently owned by Bessie D. Wilson as recorded in Deed Book 2835, Page 3747, Forsyth County Registry; thence with the Northern line of Wilson, North 88 deg. 56 min. 45 sec. West 56.72 feet to the point and place of beginning, and containing 0.39689 acre, more or less.

IN WITNESS WHEREOF, the makers have hereunto set their hands and seals the day and year first above written.

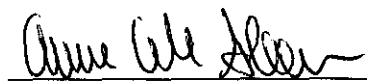
 (SEAL)
Michael Mathys

 (SEAL)
Linda Mathys

STATE OF NORTH CAROLINA :
COUNTY OF FORSYTH :

I, Anne Cole Sloan, a Notary Public of the county and state aforesaid, certify that **MICHAEL MATHYS and wife, LINDA MATHYS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 26th day of December, 2013.


Notary Public

My Commission Expires: November 2, 2015

Notarial Seal:

