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FORSYTH CO, NC FEE \$26.00  
PRESENTED & RECORDED:

12-05-2014 03:27:13 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

BK: RE 3207

PG: 4221-4223

**Original To:** *Connie Johnson*

Prepared By: J. Thomas Keever, Jr.

Return To: The Firm at Fisher Park, 314 N. Church Street, Greensboro, NC 27401

**INSTRUMENT OF COMBINATION**

THIS INSTRUMENT OF COMBINATION, made this the 5<sup>th</sup> day of December, 2014 by Dillon and Hastings Real Estate, Inc. of Forsyth County, State of North Carolina;

**WITNESSETH:**

THAT WHEREAS, the maker of this Instrument of Combination owns certain lots being located in Kernersville Township, Forsyth County, North Carolina, which are described by deed recorded in Book 1786, Page 3231, Forsyth County Registry; and

WHEREAS, said owner wishes to combine the above mentioned properties into a single tract of land which is described by one common boundary for the purpose of complying with all applicable provisions of the Forsyth County zoning; and

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

WHEREAS, upon execution and recordation of this Instrument of Combination, the above referenced properties are hereby combined and shall thereafter be described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE.

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

Dillon and Hastings Real Estate, Inc.

By: Roy L. Hastings, Jr. *President*  
Roger L. Hastings, Jr., President (SEAL)

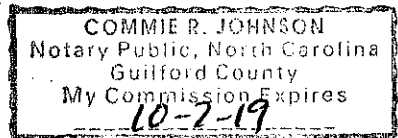
NORTH CAROLINA

GUILFORD COUNTY

I, Commie R. Johnson, a Notary Public of the County and State aforesaid, certify that Roger L. Hastings, Jr., President of Dillon and Hastings Real Estate, Inc., personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5<sup>th</sup> day of December, 2014.

My Commission Expires: 10-7-19



Commie R. Johnson  
Notary Public

## EXHIBIT "A"

BEGINNING at an EIP being South 85 deg. 27' 41" East 6.57 ft. from an EIP marking the southeastern corner of Lot 40 of Crescent Park Subdivision as per plat thereof recorded in Plat Book 8, Page 172, Forsyth County Registry and running South 45 deg. 43' 04" East 83.70 ft. to an EIP; thence South 47 deg. 48' 55" West 25.10 ft. to a NIP; thence South 45 deg. 21' 08" East 80.89 ft. to a point in the western margin of English Street; thence South 51 deg. 33' 00" West with the western margin of English Street 55.22 ft. to a NIP in the margin Harmon Lane; thence with the margin of Harmon Lane North 53 deg. 35' 04" West 157.98 ft. to a NIP in the eastern margin of Davis Street; thence with the eastern margin of Davis Street North 44 deg. 31' 38" East 101.97 ft. and being all of Lots 13, 14, 40, 41, 42 and 43 of said subdivision as above referred to SAVE AND EXCEPT those portions of the herein described lots located within the right of ways of English Street, Harmon Lane and Davis Street