

2018006642 00167

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/23/2018 03:48:23 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3391

PG: 4157 - 4159

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

INSTRUMENT OF COMBINATION

This instrument was prepared by Adam L. Hall, Attorney at Law

This Instrument of Combination is made this 23rd day of February, 2018, by the undersigned David S. Johansen & wife, Evelyn M. Johansen, whose mailing address is 5083 Baux Mountain Road, Winston-Salem, NC 27105.

WHEREAS, the maker of this Instrument of Combination presently owns tax parcel 6838-99-6848 and a 0.13 acre portion of tax parcel 6838-99-5867, located in Forsyth County by virtue of Deeds recorded in DB 3315, PG 1460 and DB 3391, PG 3971 in the Forsyth County Registry; and

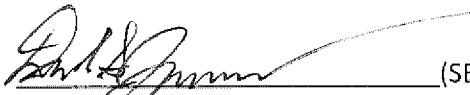
WHEREAS, the owner wishes to consolidate parcel 6838-99-6848 and the 0.13 acre portion of 6838-99-5867 into a single lot and tax parcel for compliance with Forsyth County zoning regulations, Health Department Regulations and all taxation, and assessment purposes; and


WHEREAS this is a limited special purpose Instrument for the purpose specified above and is not a conveyance or a re-platting of the property, and does not change or modify in any manner the ownership interest in the above mentioned property; and

WHEREAS, upon execution and recording of this Instrument of Combination, the two tax parcels described on the attached Exhibit A, are hereby combined into a single parcel of land for compliance with Forsyth County regulations for zoning, taxation, assessment and health department regulations. Description is as set forth on the attached Exhibit A.

IN WITNESS WHEREOF, the maker has hereunto set his hand and seal this day and year first above written.

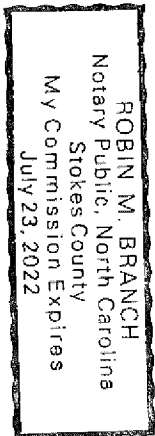
SIGNATURE PAGE TO FOLLOW

 (SEAL)
David S. Johansen

 (SEAL)
Evelyn M. Johansen


SEAL-STAMP

NORTH CAROLINA, STOKES COUNTY.



I, a Notary Public of the County and State aforesaid, certify that David S. Johansen and wife, Evelyn M. Johansen, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 23rd day of February, 2018.


Notary Public

My Commission Expires: 7-23-2022

EXHIBIT A

Tax Parcel 6838-99-6848 :

BEGINNING at a point on the eastern side of Baux Mountain Road, said point of Beginning being the southwest corner of Lot No. 1 as shown on the plat hereinafter referred to, thence along the south line of Lot No. 1 in an Easterly direction 204 feet to a point in the west line of Lot No. 8; thence South 28 degrees 29 minutes West 78 feet to a point; thence North 62 degrees 05 minutes West 143.8 feet to a point; thence North 52 degrees 15 minutes East 79.6 feet to a point; thence North 54 degrees 32 minutes West 100.5 feet to a point on the eastern side of Baux Mountain Road; thence along said road in a Northeasterly course 30 feet to the place of BEGINNING. Being a part of Lot 2 and the northeastern side of Lot 3 as shown on Plat of Clifton L. Smith recorded in PB 13, PG 8 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

0.13 acre Portion of Tax Parcel 6838-99-5867:

BEGINNING at a bent existing iron pipe located in the eastern line of H & R Legacy Trust (DB 3245, PG 1218 of the Forsyth County Registry), said pipe being in the southeastern most corner of David and Evelyn Johansen (DB 3315, PG 1460 of the Forsyth County Registry) and the eastern corner of Paul R. & Rebecca J. Greer (DB 2647, PG 1310 of the Forsyth County Registry); thence from said point of BEGINNING South 28° 07' 07" West 77.14 feet to an existing iron pipe; thence North 70° 11' 16" West 71.04 feet to a rebar; thence along a new line North 28° 32' 49" East 86.78 feet to a rebar set in the line of Johansen; thence with the line of Johansen South 62° 23' 55" East 69.65 feet to point of BEGINNING, containing 0.13 acre. This description taken from a survey by Joseph G. Stutts, PLLC dated October 26, 2016 and revised January 24, 2018, and entitled "Map of Survey For: David and Evelyn Johansen."