

2022053803 00033

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/06/2022 10:17:01 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3731
 PG: 1937 - 1943

NORTH CAROLINA NON-WARRANTY DEED FOR RECOMBINATION

Excise Tax: No Taxable Consideration

Tax Parcel Identification Number: Part of 5876-10-0382.000 and 5876-10-2370.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 390 Pilot Ridge Drive, Lewisville, NC 27023

Property Address: 353 Pilot Ridge Drive, Lewisville, NC 27023

Brief description for the Index: See Exhibit A

THIS DEED made this 16th day of September, 2022 by and between

| GRANTOR | GRANTEE |
|---|---|
| Bobby G. Messick Jr., Thomas J. Messick, Susan L. Luebchow, and Lisa L. Fields, Trustees Under the Will of Bobby G. Messick (See Forsyth County Clerk of Court File 22 E 1193) | Bobby G. Messick Jr., Thomas J. Messick, Susan L. Luebchow, and Lisa L. Fields, Trustees Under the Will of Bobby G. Messick (See Forsyth County Clerk of Court File 22 E 1193) |

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.

WITNESSETH, 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 in fee simple, all that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS _____ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

The purpose of this instrument is to recombine the adjoining parcels owned by Grantor/Grantees, to wit; the property deed to _____ in Deed Book _____, Page _____, Forsyth County Registry (Forsyth County PIN part of 5876-10-0382.000 and 5876-10-2370.000). Grantors/Grantees intend this conveyance as a recombination of parcels under common ownership and this instrument is not intended to create an additional building/zoning lot.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bobby G. Messick Jr. (SEAL)
BOBBY G. MESSICK JR., Trustee Under the Will of Bobby G. Messick

STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Bobby G. Messick Jr., Trustee Under the Will of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 16th day of September, 2022.

Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023



THIS IS ____ OR IS NOT ____ THE GRANTOR'S PRIMARY RESIDENCE

The purpose of this instrument is to recombine the adjoining parcels owned by Grantor/Grantees, to wit; the property deed to _____ in Deed Book _____, Page _____, Forsyth County Registry (Forsyth County PIN part of 5876-10-0382.000 and 5876-10-2370.000). Grantors/Grantees intend this conveyance as a recombination of parcels under common ownership and this instrument is not intended to create an additional building/zoning lot.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Thomas J. Messick (SEAL)
THOMAS J. MESSICK, Trustee Under the Will of Bobby G. Messick

STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Thomas J. Messick, Trustee Under the Will of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being Driver license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 20th day of September, 2022.

Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023



THIS IS _____ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

The purpose of this instrument is to recombine the adjoining parcels owned by Grantor/Grantees, to wit; the property deed to _____ in Deed Book _____, Page _____, Forsyth County Registry (Forsyth County PIN part of 5876-10-0382.000 and 5876-10-2370.000). Grantors/Grantees intend this conveyance as a recombination of parcels under common ownership and this instrument is not intended to create an additional building/zoning lot.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Susan L. Luebchow (SEAL)
SUSAN L. LUEBCHOW, Trustee Under the Will of Bobby G. Messick

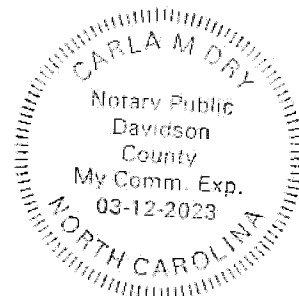
STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Susan L. Luebchow, Trustee Under the Will of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 16th day of September, 2022.

Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023



THIS IS _____ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

The purpose of this instrument is to recombine the adjoining parcels owned by Grantor/Grantees, to wit; the property deed to _____ in Deed Book _____, Page _____, Forsyth County Registry (Forsyth County PIN part of 5876-10-0382.000 and 5876-10-2370.000). Grantors/Grantees intend this conveyance as a recombination of parcels under common ownership and this instrument is not intended to create an additional building/zoning lot.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lisa L. Fields (SEAL)
LISA L. FIELDS, Trustee Under the Will of Bobby G. Messick

STATE OF NC

COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Lisa L. Fields, Trustee Under the Will of Bobby G. Messick either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 12th day of September, 2022.

Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023



EXHIBIT "A"**Recombination Deed for PIN # 5876-10-2370****And Part of PIN # 5876-10-0382**

BEGINNING at an existing iron pipe located at the intersection of the Northeast corner of Rachel Carter (see Deed Book 3454 Page 3181 Forsyth Registry) and the Southeast corner of Messick (See Deed Book 1012 Page 508 Forsyth Registry); running thence from said beginning point with the Northern line of Carter as referenced above North 84° 37' 19" West 162.33 feet to a 1 inch existing pipe and continuing North 84° 38' 30" West 190.00 feet to an existing 3/4 inch pipe; thence North 04° 29' 57" East 109.89 feet to a new iron pipe; thence North 87° 45' 31" East 49.29 feet to an iron; thence South 02° 14' 29" East 37.67 feet to an iron; thence North 87° 45' 31" East 35.57 feet to an iron; thence North 02° 14' 29" West 37.67 feet to an iron; thence North 87° 45' 31" East 104.69 feet to a new iron pin; thence North 87° 18' 56" East 164.60 feet to a pipe; thence South 04° 15' 29" West 101.05 feet to an existing 3/4 inch pipe; thence South 04° 11' 19" West 57.02 feet to an existing 2 inch pipe, THE POINT AND PLACE OF BEGINNING.

Together with that 30-foot perpetual, non-exclusive access easement, as described in the attached Exhibit B.

EXHIBIT B
ACCESS AND UTILITES EASEMENT

Together with and subject to a nonexclusive and perpetual 30-foot Access Easement, extending 30 feet North into the adjacent tract(s), the southern line of said 30-foot Access Easement being described as follows:

BEGINNING at a point located in the Eastern line of William Fanning (see Deed Book 3147 Page 3774, Forsyth Registry), said point also being located approximately North 85 deg, 19' 23" West 29.21 feet from the Northwestern corner of Andrew Johnson (see Deed Book 3107, Page 2292, Tract 1, Forsyth Registry); running thence from said point across a portion of the right of way of Pilot Ridge Drive South 85° 13' 26" East 159.33 feet; thence South 87° 46' 57" East 69.98 feet; thence South 87° 46' 57" East 10.00 feet; thence South 87 deg, 45' 31" East 49.29 feet; thence South 87° 45' 31" East 35.57 feet; South 87° 45' 31" East 104.69 feet to the terminus of the Southern line of the herein described easement.

The above-described Access Easement also includes and encompasses that 15 foot Access and Utility Easement referenced in Deed Book 1337, Page 952, Forsyth Registry.