

2023023541 00026

FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
07/13/2023 10:41:49 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3763
PG: 495 - 496

INSTRUMENT OF COMBINATION

NORTH CAROLINA

FORSYTH COUNTY

**Prepared by/Return to:
Attorney Lanée Borsman Hutchens Law Firm LLP
P.O. Box 1028, Fayetteville, NC 28302
JW Case No: 1753 - 72242**

THIS Instrument of Combination is made and entered into this 11th day of July, 2023, by the LAKEVIEW LOAN SERVICING, LLC ("Owner"), whose mailing address is 4425 Ponce De Leon Blvd. Mailstop MS5/251, Coral Gables, FL 33146:

WHEREAS, the Owner wishes to construct or maintain a septic system on one of two lots previously combined for tax purposes, and thus intends to combine Lots 2 and 3 into a single lot and tax parcel for compliance with Forsyth County Regulations regarding access and utility installation; and

WHEREAS, this is a limited special purpose instrument for the purpose of creating a permanent easement for the installation and maintenance of a septic system or similar utilities on and over both of the lots, reciprocal easements being hereby granted, and does not change or modify in any manner the ownership interest in the property.

NOW THEREFORE, the Owner does hereby grant to itself, it's successors and assigns, permanent easement for the installation and maintenance of a septic system or similar utilities on and over both of the lots which are hereby combined under common ownership and described as follows:

Being known and designated as Lots 2 and 3 on the Map of property of the Thomas S. Sprinkle Estate located in Old Richmond Township, Forsyth County; which map or plat is recorded in the Office of the Register of Deeds for Forsyth County in Plat Book 12 at Page 79. Together with improvements located thereon; said property being located at 4751 Boiling Springs Road, Tabaccolville, North Carolina.

Parcel ID Number:
5980 91 5383

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

LAKEVIEW LOAN SERVICING, LLC
BY M&T BANK AS ATTORNEY IN FACT

[Handwritten Signature]
(Signature)
ASSISTANT VICE PRESIDENT
(Title)

STATE OF NEW YORK

COUNTY OF ERIE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: NICHOLE MCMURRAY

Type/print signor's name

Date: 7-11-2023

[Handwritten Signature]
Official Notary Signature

CARMEN ARUVALI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 7, 2026

CARMEN ARUVALI Notary Public
Notary Public printed typed name

My Commission
Expires: March 7, 2026

Official Seal