



2024026358 00066

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

08-07-2024 11:50:54 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

**BK: RE 3820
PG: 1041-1043**

**NORTH CAROLINA
INSTRUMENT OF COMBINATION**

Excise Tax: \$NTC

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Owner: 4887 HAMPTON OAK COURT, CLEMMONS, NC 27012

This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP, PLLC (WITHOUT TITLE EXAMINATION)

THIS DEED made this 31ST day of JULY, 2024 by and between

OWNER

GLABEX CONSORTIUM, LLC

4887 HAMPTON OAK COURT, CLEMMONS, NC 27012

THAT WHEREAS, the Owner owns two certain properties which were acquired in Book 3814, Page 3389, Forsyth County Register of Deeds, and further known according to the description provided in Exhibit A:

WHEREAS, said Owner wishes to combine the above-mentioned properties into a single tract of land which is described by one common boundary line for the purposes of complying with all applicable provisions of the Forsyth County Zoning and Subdivision Ordinances; and

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 manner whatsoever the ownership interests in the above-mentioned property; and

WHEREAS, upon execution and recording of this Instrument of Combination, the above-mentioned properties are hereby combined and shall thereafter be deemed a single lot containing all that certain land aforementioned and described in the deed listed above and herein.

Original to: Anthony Okafor

IN WITNESS WHEREOF, the Member/Manager of Owner has hereunto set their hand and seal.

Anthony Okafor /member manager
(SEAL)
GLABEX CONSORTIUM, LLC

Forsyth
NORTH CAROLINA GUILFORD COUNTY

I, the undersigned Notary Public of the County and State aforesaid, certify that ANTHONY OKAFOR personally came before me this day and acknowledged that they are the **MANAGER/MEMBER** of **GLABEX CONSORTIUM, LLC**, a North Carolina limited liability corporation, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 7th day of August, 2024.

My Commission Expires: 3-30-2026

Chelsea Briana Martinez
Notary Public

Print Notary Name: Chelsea Briana Martinez



3-30-2026

EXHIBIT A – RECOMBINATION OF LOTS

NEW LOT 1

Beginning at an existing iron pipe on southern right of way of E. 18th Street, said iron being the northwest corner of lot 75 and the northeast corner of Lot 76, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A. Thence with the right of way of E. 18th Street North 84 Degrees, 10 Minutes, 38 Seconds East, 75.00 feet, to a rebar set; Thence a new line, South 5 Degrees, 56 Minutes, 30 Seconds East, 139.80 feet, to a rebar set on the northern line of lot 91; Thence with the northern line Lot 91 and Lot 90, South 84 Degrees, 10 Minutes, 38 Seconds West, 75.11 feet, to an existing iron pipe, the southwest corner of Lot1, the northwest corner of Lot 90 and the northeast corner of Lot 89; Thence with the western line Lot 1 and the eastern line of Lot 76, North 5 Degrees, 53 Minutes, 51 Seconds West, 139.80 feet, to the point of beginning containing 0.241 acres (10492.460 square feet), more or less, per survey by Timothy M Fulton, PLS dated July 10, 2024 designated as Job #8043.

Being all of Lot 75 and the western half of Lot 74, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A.

NEW LOT 2

Beginning at an existing iron pipe, on the southern right of way of E. 18th Street, said iron being the northwest corner of Lot 75 and the northeast corner of Lot 76, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A. Thence with the southern right of way of E. 18th Street, North 84 Degrees, 10 Minutes, 38 Seconds East, 75.00 feet to a rebar set, the **TRUE POINT OF BEGINNING**. Thence continuing with right of way of E 18th Street North 84 Degrees, 10 Minutes, 38 Seconds East, 65.03 feet, to a rebar set; Thence 15.68 feet along a curve to the right with a radius of 10.00 feet, a chord bearing and distance of South 50 Degrees, 54 Minutes, 16 Seconds East, 14.12 feet, to a rebar set on the western right of way of Orlando Street; Thence western right of way of Orlando Street, South 5 Degrees, 59 Minutes, 10 Seconds East, 129.83 feet, to a rebar set, the southeast corner of Lot 73, and the northeast corner of lot 90 on the western right of way of Orlando street; Thence with the southern line of Lots 73 and Lot 74, the northern lines of Lots 92 and 91, South 84 Degrees, 10 Minutes, 38 Seconds West, 75.11 feet, to a rebar set on the southern line of Lot 74 and the northern line of Lot 91; Thence a new line North 5 Degrees, 56 Minutes, 30 Seconds West, 139.80 feet to the **True Point Of Beginning** containing 0.240 acres (10471.142 square feet), more or less, per survey by Timothy M Fulton, PLS dated July 10, 2024 designated as Job #8043.

Being all of Lot 73 and the eastern half of Lot 74, Map of Overbrook Subdivision as recorded in Plat Book 1 Page 5A.

For further reference, see Deed Book 3814 Page 3389.