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FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED

12/30/2020 03:38:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3577

PG: 572 - 574

Drafted by: Raymond D. Thomas

Mail after Recording to: Thomas and Bennett, 116 South Cherry Street Suite C, Kernersville, NC 27284

NORTH CAROLINA

INSTRUMENT OF COMBINATION

FORSYTH COUNTY

THIS INSTRUMENT OF COMBINATION made this the 29th day of December, 2020 by Noe Ruiz Balderrama and wife, Berenice Vargas Ventura and Jose Noe Balderrama Vargas (unmarried) of Forsyth County, State of North Carolina;

WITNESSETH

WHEREAS, the makers of this Instrument of Combination own certain real property in Forsyth County, State of North Carolina, and which was acquired by deed recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 3576 at Page 4420; and

WHEREAS, the said owners wish to combine the above mentioned properties into a single parcel of land which is described by one common boundary line for the purposes of complying with all the 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 way or manner the ownership interest in the above referenced property; and

WHEREAS, upon execution and recordation of this Instrument of Combination, the real estate referred to above are hereby combined and shall hereafter be described as follows:

BEING KNOWN AND DESIGNATED as **Lot 12 and Lot 13** of the **Property of Alan Royal, Ricky Lee Lowery, and R. Don Cain**, as set forth in **Plat Book 30, at Page 166**, Forsyth County Registry as well as the **Revised Property of Alan Royal, Ricky Lee Lowery, and R. Don Cain** as recorded in **Plat Book 33, at Page 105**, Forsyth County Registry, North Carolina, reference to which maps is hereby made for a more particular description thereof.

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Lot 12 is the same property as described in Book 3517 at Page 3150, Forsyth County Registry and is designated as PIN # 6869-25-6810 (Lot 12, Block 5167C) on the Forsyth County tax maps with an address of 4620 Effie Lane, Walkertown, NC 27051.

Lot 13 is the same property as described in Book 3459 at Page 602, Forsyth County Registry and is designated as PIN # 6869-25-5800.00 (Lot 13, Block 5167C) on the Forsyth County tax maps with an address of 4610 Effie Lane, Walkertown, NC 27051

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

Noe Ruiz Balderrama (SEAL)
Noe Ruiz Balderrama

Berenice Vargas Ventura (SEAL)
Berenice Vargas Ventura

Jose Noe Balderrama Vargas (SEAL)
Jose Noe Balderrama Vargas

North Carolina, Forsyth County

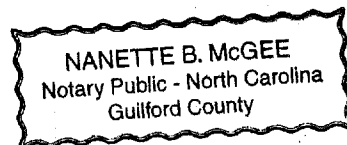
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Noe Ruiz Balderrama and wife, Berenice Vargas Ventura

Date: December 29, 2020
line:

Place notary seal below this

Nanette B. McGee
Notary Public



Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

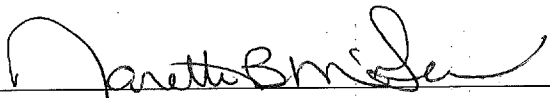
North Carolina, Forsyth County

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:

Jose Noe Balderrama Vargas (unmarried)

Date: December 29, 2020
line:

Place notary seal below this



Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

