

Type: CONSOLIDATED REAL PROPERTY
Recorded: 4/15/2025 3:04:44 PM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2021 PG 600 - 601

Prepared by and return to:
Jonathan T. Sizemore
Adams Howell Sizemore & Adams, P.A.
1600 Glenwood Ave., Suite 101
Raleigh, NC 27608
No Title Search nor Tax Advice Given

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

INSTRUMENT OF COMBINATION

This Instrument of Combination is made this 15th day of April, 2024, by the owner, Limited NC Properties, LLC, whose mailing address is 1250 SE Maynard Road, Suite 102, Cary, NC 27511.

WITNESSTH:

WHEREAS, the maker of this Instrument of Combination presently owns MAPN 183400383253 and MAPN 183400385015 located in Granville County by virtue of a deed recorded in Book 1491, Page 504 Granville County Registry respectively; and

WHEREAS, the owner wishes to recombine parcels MAPN 183400383253 and MAPN 183400385015 into for compliance with Granville County regulations, all taxation, and assessment purposes only; and

WHEREAS, this is a limited special purpose instrument for the purpose specified above and is not a conveyance and is a re-platting of the property and does not change or modify in any manner the ownership interest in the above-mentioned property. This is not a legal binding recombination of the described parcels, but instead it is a request for the GIS and tax authority to tax as recombined tracts; and

WHEREAS, upon execution and recording of this Instrument of Combination the maker of this Instrument of Combination hereby declares that the property known for Granville County Ad Valorem Tax purpose as MAPN 183400383253 and MAPN 183400385015 are hereby combined into a single parcel of property as shown on Plat Book 53, Page 166 of the Granville County Registry and shall be considered as one parcel for all purposes.

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

Limited NC Properties, LLC
a North Carolina limited liability company

By: [Signature] (SEAL)
Name: Peter Paul Cabrera
Title: Sole Member

State of NC
County of Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Peter Paul Cabrera

Date: April 15, 2025

My Commission Expires: 10/09/2029

[Signature]
Notary Public

Print Name: Jessica M. Judiesch

[Affix Notary Stamp or Seal below]

