

BOOK: 019477 PAGE: 00888 - 00893

**PREPARED BY:**Hamrick & Galanis, PLLC  
309 S. 4<sup>th</sup> Street  
Smithfield, NC 27577**RETURN TO:**

Grantee

**NO TITLE OPINION RENDERED AND NO CLOSING HELD BY PREPARING ATTORNEY**Excise Tax: **EXEMPT**Tax Parcel ID: 0103434, 0036457, 0103449,  
0002080, 0007867, and 0059764

Brief legal:

Zebulon United Methodist Church Properties

**NORTH CAROLINA****RECOMBINATION DEED****WAKE COUNTY**THIS DEED made this 8<sup>th</sup> day of November, 2023, by and between

GRANTOR	GRANTEE
<p><b>ZEBULON UNITED METHODIST CHURCH TRUSTEES</b></p> <p><b>121 W. GANNON AVE.</b> <b>ZEBULON, NC 27597</b></p>	<p><b>ZEBULON UNITED METHODIST CHURCH TRUSTEES</b></p> <p><b>121 W. GANNON AVE. - MAILING</b> <b>ZEBULON, NC 27597</b></p> <p><b>115 W. GANNON AVE. — PROPERTIES (6)</b> <b>114 W. SYCAMORE ST., 0 W. GANNON AVE.,</b> <b>116 W. SYCAMORE ST., 310 N. CHURCH ST.,</b> <b>AND 118 W. SYCAMORE ST., ZEBULON NC 27597</b></p>

Submitted electronically by "Hamrick & Galanis, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

The designation Grantor and Grantee may include the parties, their heirs, successors, or assigns, and may include singular, plural, masculine, feminine or neuter as required by context.

Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all of that certain lot or parcel of land situated in Mecklenburg County, North Carolina and more particularly described as:

See **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

See also **Exhibit B** attached hereto and incorporated herein by reference (the "**Map**").

**For Informational Purposes Only:**

Tract 1 Property Address: 115 W. Gannon Ave., Zebulon, NC 27597 (Parcel ID 0103434)

Deed Reference: Book 19477, Page 742 (prior deed at Book 00951, Page 00102)

Plat/Map Reference: Book of Maps 1885, Page 0068

Tract 2 Property Address: 114 W. Sycamore St., Zebulon, NC 27597 (Parcel ID 0036457)

Deed Reference: Book 3557, Page 460

Plat/Map Reference: Map Book 2023, Page 1063

Tract 3 Property Address: 0 W. Gannon Ave., Zebulon, NC 27597 (Parcel ID 0103449)

Deed Reference: Book 19477, Page 742 (prior deed at Book 00951, Page 00102)

Plat/Map Reference: Map Book 1885, Page 0068

Tract 4 Property Address: 116 W. Sycamore St., Zebulon, NC 27597 (Parcel ID 0002080)

Deed Reference: Book 5523, Page 0334

Plat/Map Reference: N/A

Tract 5 Property Address: 310 N. Church St., Zebulon, NC 27597 (Parcel ID 0007867)

Deed Reference: Book 19477, Page 742 (prior deed at Book 001216, Page 00430)

Plat/Map Reference: N/A

Tract 6 Property Address: 118 W. Sycamore St., Zebulon, NC 27597 (Parcel ID 0059764)

Deed Reference: Book 008058, Page 01939

Plat/Map Reference: N/A

Pursuant to N.C. Gen. Stat. § 105-317.2, the Property conveyed does not include the primary residence of a Grantor.

**This deed is being executed for the limited purpose of combining the referenced tax parcels into a single tax parcel for taxation and assessment purposes only and does not change or modify in any manner the ownership interest in the property referenced herein. This is not meant to be a legally binding recombination of the described parcels, but instead, it is a request for the taxing authority to tax as a combined tract and to issue a new, single parcel identification number.**

**Attached is exhibit B, a unrecorded map showing the six (6) combined for taxing purposes.**

To have and to hold the Property and all improvements thereon and all privileges and appurtenances thereto belonging to Grantee in fee simple.

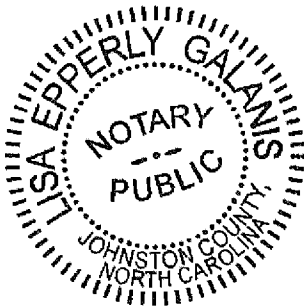
The Grantor makes no warranty, express or implied, as to title to the property hereinabove described The Grantor has executed this Recombination Deed as of the date stated in the introductory clause.

**ZEBULON UNITED METHODIST CHURCH TRUSTEES**

Robert James Russo (SEAL)

**Robert James Russo, Head Trustee**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE



I, Lisa Epperly Galanis a Notary Public of Johnston County and State aforesaid, certify that **Robert James Russo** personally came before me this day and acknowledged that he is the Head Trustee of **ZEBULON UNITED METHODIST CHURCH TRUSTEES**, and that he as Head Trustee, being authorized to do so, executed the foregoing on behalf of the organization.

WITNESS my hand and official stamp or seal this 14th day of November, 2023.

My commission expires: 03/09/2028

Lisa Epperly Galanis  
Notary Public

## **EXHIBIT A**

### **Property Description**

#### **TRACT 1 & 3:**

Beginning at a point on the South side of Gannon Avenue in said Town of Zebulon, 140 feet Easterly from the Southwestern corner made by the intersection of said Gannon Avenue with Church Street, and running thence in an Easterly (or Northeasterly) direction along the Southern boundary line of said Gannon Avenue, 60 feet, running thence in a Southerly (or Southeasterly) direction in a line at right angles to said Gannon Avenue 2000 feet; running thence along the center line of said Block 22 and in a line parallel with said Gannon Avenue 60 feet in a Westerly (or Southwesterly) direction, running thence Northerly (or Northwesterly) in a line at right angles, to said Gannon Avenue and parallel with Church Street, 200 feet to the point of beginning, being a part of Lot No. 5 in Block 22 as shown on the Map of the Town of Zebulon, recorded in Book of Maps 1885, at page 68, in the office of the Register of Deeds for Wake County, North Carolina, and being the lot conveyed to India D. Harper, by deed which is recorded in Book 346, at page 376, in Register of Deeds office for Wake County, being the same lands conveyed to Avon Privette by R. L. Harper and wife, et als, by a deed recorded in Book 498, page 531, Wake County Registry.

#### **TRACT 2:**

The BEGINNING POINT is an existing iron pipe located in the northern right-of-way line of Sycamore Street a tie line course and distance of North 57° 09' 15" East 160.40 feet from the center of a manhole in the centerline intersection of Sycamore Street and North Church Street; thence from the BEGINNING POINT North 21° 53' 15" West 120.03 feet along the property line of Mitchell to a new iron pipe; thence continuing along the same course 79.65 feet to an existing iron pipe; thence North 68° 07' 40" East 66.65 feet along the property line of the Zebulon United Methodist Church to an existing iron pipe, said iron pipe being the southwest property line of N. R. Gill, Jr.; thence South 21° 53' 15" East 79.55 feet along the property line of Whitley to a new iron pipe; thence continuing along the same course 120.03 feet to a hole punched in a concrete drive, said hole being located in the northern right-of-way line of Sycamore Street; thence South 68° 02' 45" West 66.65 feet along the northern right-of-way line of Sycamore Street to the BEGINNING POINT, and being all of Tract A containing 0.12 acre and Tract B containing 0.18 acre according to a map of a survey entitled "Property Survey for Zebulon United Methodist Church, Town of Zebulon, Wake County, North Carolina" by William T. Dement, Jr., R.L.S., dated February 15, 1985.

#### **TRACT 4:**

LOT 13 in BLOCK 22 in the Town of Zebulon, as shown by map recorded in Book of Maps 1885 at page 68, Wake County Registry, measuring 66 feet 8 inches along the north side of West Sycamore Street and being 200 feet deep. SUBJECT to utility line easements of record.

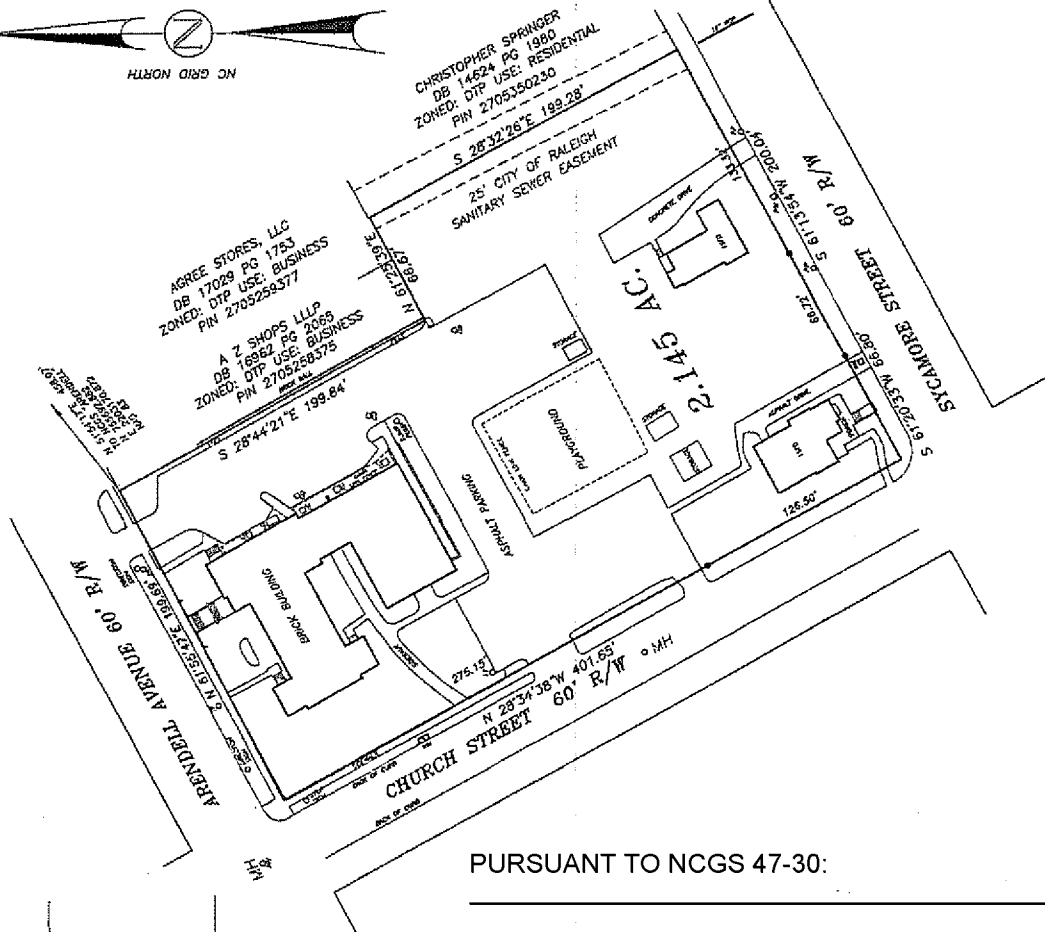
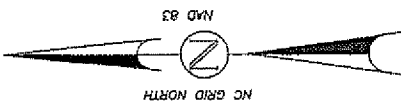
## TRACT 5:

BEGINNING AT A point on the East side of Church Street 200 feet South of the intersection of Cannon Avenue and Church Street and corner of the Methodist Church lot, and runs thence South along the East side of Church Street, 75 feet to a point and corner of Thais Medlin Richardson and Edwin C. Richardson's lot; thence in an Easterly direction parallel with Sycamore Street 66.8 feet to another corner of said Richardsons lot; thence in a Northerly direction parallel with Church Street 75 feet to a point in the Methodist Church lot; thence Westerly along the South line of the Methodist Church lot 66.8 feet to the point of beginning, being a part of the second tract conveyed to the grantors herein by Grace W. Hinton, as Acting Commissioner of the World War Veterans Loan Fund of the State of North Carolina, recorded in Book 886, at page 364, Wake County Registry.

## TRACT 6:

The BEGINNING POINT is an existing iron pipe at the point of intersection of the North right-of-way line of Sycamore Street with the East right-of-way line of Church Street, runs thence from the BEGINNING POINT along the East right-of-way line of Church Street North 28 degrees 34' 38" West 126.50 feet to an existing iron pipe, a corner with the Zebulon United Methodist Church property; runs thence along the line of the Zebulon United Methodist Church property North 64 degrees 03' 14" East 66.80 feet to an existing iron pipe (this existing iron pipe is located South 30 degrees 21' 38" West 682.62 feet from NCGS "ARENDELL", N755692.882, E2203170.872, NAD 83); thence continues along the line of the Zebulon United Methodist Church property South 28 degrees 36' 35" East 123.34 feet to an existing iron pipe in the North right-of-way line of Sycamore Street; runs thence along the North right-of-way line of Sycamore Street South 61 degrees 20' 33" West 66.80 feet to the BEGINNING POINT, containing 0.19 acres according to a map of a survey by Williams-Pearce & Assoc., P.A., dated 9-30-97 entitled "House Location for Timothy A. Richardson, Town of Zebulon, Wake County, North Carolina" and being the southern portion of Lot #14 in Block #22 as shown on the map of the Town of Zebulon recorded in Book of Maps 1885, Page 68, Wake County Registry. 05988327.des

## EXHIBIT B



PIN 2705257235  
2705258531  
2705258532  
2705258572  
2705258160  
2705259123  
2705259177  
ZONED: DTP  
SETBACKS:  
FRONT: NONE  
SIDE: NONE  
REAR: 15'

LEGEND  
• EXISTING IRON PIPE

FILE: ZEBULON METHODIST/RECOMBINATION  
DAB1150  
SCALE: 1" = 50'  
DATE: 04-26-2023  
FBI: 1216

OWNER:  
ZEBULON UNITED METHODIST CHURCH  
121 W. GANNON AVE.  
ZEBULON, N.C. 27597

RECOMBINATION FOR  
ZEBULON UNITED METHODIST CHURCH  
TOWN OF ZEBULON  
WAKE COUNTY  
NORTH CAROLINA



PURSUANT TO NCGS 47-30:

THIS MAP MAY NOT BE A CERTIFIED SURVEY  
AND HAS NOT BEEN REVIEWED BY A LOCAL  
GOVERNMENT AGENCY FOR COMPLIANCE  
WITH ANY APPLICABLE LAND DEVELOPMENT  
REGULATIONS AND HAS NOT BEEN REVIEWED  
FOR COMPLIANCE WITH RECORDING  
REQUIREMENTS FOR PLATS.

THIS MAP IS NOT A SURVEY

I, \_\_\_\_\_, Review Officer of Wake County,  
certify that this Plat meets all statutory requirements  
for recording.

Review Officer

Date

Approval expires if not recorded on or before: \_\_\_\_\_

Certificate of Approval for Recording  
I hereby certify that the subdivision plat shown  
hereon has been found to comply with the subdivision  
regulations for Zebulon, North Carolina, with the exception  
of such violations, if any, as are noted and that this plat  
is in compliance with the requirements for recording  
in the office of the Register of Deeds of Wake County.

Subdivision Administrator

Date

NOTE: THIS IS NOT A GROUND SURVEY BY  
WILLIAMS-PEARCE & ASSOC. ALL INFORMATION  
TAKEN FROM REFERENCES.

NOTE: ACCORDING TO FEMA FLOOD MAP  
# 3720272500K DATED 7/19/22, THE  
PROPERTY IS NOT LOCATED IN A FEMA  
FLOOD ZONE.

NOTE: AREA COMPILED BY COORDINATE METHOD.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS  
AND RESTRICTIONS OF RECORD.

Certificate of Ownership.

I hereby certify that I am the owner of the  
property shown and described herein, which is located  
in the jurisdiction of the Town of Zebulon and all  
sheets related hereto, and that I hereby adopt  
this exempt plat with my free consent.

Owner \_\_\_\_\_ Date \_\_\_\_\_  
I, \_\_\_\_\_, A NOTARY PUBLIC  
OF THE COUNTY OF \_\_\_\_\_, STATE OF NORTH CAROLINA,  
DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME  
THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORAM WAS  
EXECUTED BY HIM/HER, WITNESS MY HAND AND SEAL THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.  
Notary \_\_\_\_\_ My Commission Expires \_\_\_\_\_

I, CLIVE T. PEARCE, PROFESSIONAL LAND SURVEYOR NO. 1-2481, CERTIFY  
THAT I HAVE REVIEWED THE ABOVE FORAM AND FIND IT TO BE A  
RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER  
EXEMPTION TO THE REQUIREMENT OF SUBDIVISION.

CLIVE T. PEARCE 1-2481

I, CLIVE T. PEARCE, certify that this plat was drawn under  
the supervision of a Professional Land Surveyor (PLS) and that  
the boundaries recorded in Book 3587, Page 460, are correct.  
(These boundaries not surveyed are hereby indicated as drawn  
from information found in Book 10000, Page 10000. That the role  
of the PLS is to verify the accuracy of the information and to  
provide a certificate with GS 47-30 as amended. Witness my  
original signature, registration number and seal this 26th  
day of APRIL, A.D. 2023.

Seal or Stamp \_\_\_\_\_  
Seal or Stamp \_\_\_\_\_  
Registration Number \_\_\_\_\_

Lic. # C-0243

Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel.(919) 269-9605