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Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

INSTRUMENT OF COMBINATION

Prepared by: William R. Webb, Jr. (ks)
The Webb Law Firm, PA
PO Box 1657, Rockingham NC 28380

NORTH CAROLINA
RICHMOND COUNTY

This **Instrument of Combination** is made this 8th day of December 2021, by **Everett's Lake Corporation**, a NC corporation, 118 Fairway Drive, Rockingham NC 28379, of Richmond County, North Carolina.

WITNESSETH:

That Whereas, Everett's Lake Corporation owns certain real property located in Richmond County, North Carolina, as follows:

DEED BOOK 1912, PAGE 175

PIN 733800393679

1.410 acres – Plat Slide 763-K (Tract 1)
Everett's Mill Road, Rockingham NC 28379

DEED BOOK 1648, PAGE 433

PIN 733800394792

1.780 acres – Plat Slide 763-K (Tract 2)
Everett's Mill Road, Rockingham, NC 28379

DEED BOOK 397, PAGE 14

PIN 733800396618

1.810 acres – Plat Slide 763-K (Tract 3)
Everett's Mill Road, Rockingham, NC 28379

DEED BOOK 397, PAGE 14

PIN 733800397613

1.890 acres – Plat Slide 763-K (Tract 4)
Everett's Mill Road, Rockingham, NC 28379

DEED BOOK 397, PAGE 14

PIN 733800398751

1.370 acres – Plat Slide 763-K (Tract 5)
Everett's Mill Road, Rockingham, NC 28379

DEED BOOK 397, PAGE 14
PIN 733800683199
263.7300 acres – Everett’s Lake

And whereas, Everett’s Lake Corporation wishes to combine the above-stated parcels into a single tract of land that will be described by one common boundary line for the purpose of complying with applicable provisions of the Richmond County Zoning and Subdivision Ordinances and one parcel identification number for tax purposes; and

Whereas, this is a limited, special purpose instrument executed for the reason stated, is not a conveyance and does not change nor modify in any manner the ownership interests in the described property; and

Whereas, by execution and recordation of this **Instrument of Combination**, the above properties are combined and shall be described as follows:

See attached Exhibit A, incorporated herein by reference.

IN WITNESS WHEREOF, Everett’s Lake Corporation has set its hand and seal the day and year first above written.

Everett’s Lake Corporation

By: Jerry L. Gattis (SEAL)
Jerry L. Gattis, President

NORTH CAROLINA, RICHMOND COUNTY

I, a Notary Public of the County and state aforesaid, certify that **Jerry L. Gattis, President of Everett’s Lake Corporation**, a NC corporation, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the corporation.

Witness my hand and official stamp or seal, this 21 day of December 2021.

Kimberly S. Sweatt
Notary Public

My commission expires: 9-13-25

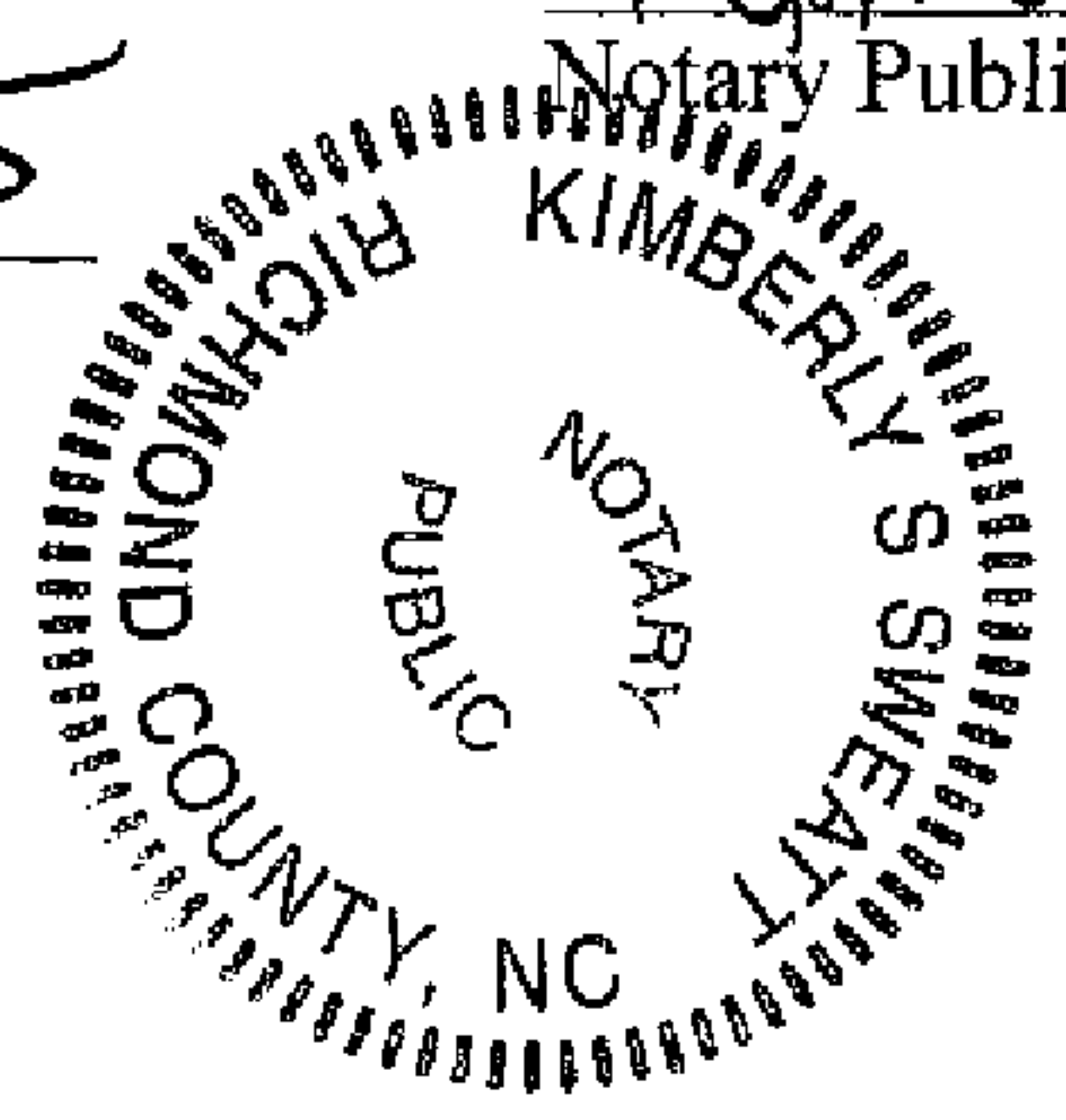


EXHIBIT A
(Everett's Lake Corporation)

FIRST TRACT:

BEGINNING at a stake in the northern edge of the highwater mark of Everett's Lake or Pond, it being a corner in the lands heretofore deeded to Bessie F. Everett in the division of the lands of the late Capt. W. I. Everett, and running westerly as and with the line of the said Bessie F. Everett's land to a stake in the McCaskill Branch; thence in a southerly direction down the courses of the said branch to Marks Creek; thence in a westerly direction down the various courses of said creek to a corner of seven acres of land about two (2) chains below a spring; thence S. 2.70 chs. to a stake; thence East 11 chs. and 50 links to a hickory, now a stump, by the side of the Old Cheraw Road in or near line of one hundred and fifty acres of land granted to William Benson; thence S. 44 E. along a line of marked trees to a stake; said stake being the southwest corner of the lands heretofore deeded Mrs. Minnie E. Dockery by the heirs at law of the late Capt. W. I. Everett; thence as and with the western line of the highwater edge of the said Everett's Lake; thence up the various courses of said highwater edge along the southern side of said Lake to a bridge, known as the Hay Bridge; thence across said bridge to the northern edge of Marks Creek; thence down the northern edge of the various courses of said Creek and down the northern highwater edge of the said Lake to the beginning stake, comprising 18 acres, more or less, along the western and southwestern borders of said Lake, including the buildings on said land, and four hundred and seventy-five acres, more or less, now entirely covered with water and above described as Everett's Lake, previously known as Harrington's Pond; the whole containing four hundred and ninety-three acres, more or less, and including all buildings and lands used therewith and known as the W. I. Everett Estate property held in common by his heirs at law.

Excepting, however, eighteen (18) acres of land adjoining same which has heretofore been conveyed by John L. Everett, Jr. and wife to Grenaco Knitting Mills, Inc., and which said eighteen acres is described as follows:

BEGINNING at a stake in the northern edge of the highwater mark of Everett's Lake or pond, it being a corner in the lands of the late Capt. W. I. Everett and running in a westerly direction as and with the line of the said Bessie F. Everett's line to a stake in the run of McCaskill branch; thence in a southerly direction down the courses of said branch to the junction of said branch with Marks Creek; thence in a southwesterly direction as and with the run of said creek to a corner of seven (7) acres of land two (2) chains below a spring; thence S. 2.70 chains to a stake; thence E. 11 chains and fifty (50) links to a hickory, now a stump in the side of the old Rookingham-Cheraw Road in or near a line of 150 acres of land granted to William Benson; thence S. 44 E. along a line of marked trees to a stake, said stake being the southwest corner of the lands heretofore deeded to Mrs. Minnie E. Dockery by the heirs at law of the late Capt. W. I. Everett; thence as and with the line of the said Minnie E. Dockery lands in a northerly direction to the highwater edge of the said Everett's Lake; thence down the various courses of the said Lake to the beginning, the whole containing eighteen (18) acres, more or less along the southern and westerly edges of said lake, including the buildings and improvements thereon.

The above described first tract of land was conveyed to Sarah Williamson Everett (now Sarah Williamson Lamb) as follows: a four-fifths (4/5th) undivided interest by John L. Everett, Jr., then husband of Sarah Williamson Everett (now Sarah Williamson Lamb) but now deceased, by deed recorded in Book 237 on page 191 of the Richmond County Registry, and a one-fifth (1/5th) undivided interest by Minnie E. Dockery (widow) by deed recorded in Book 253 on page 155 of the said Registry.

SECOND TRACT:

BEGINNING at a point in the center of the road leading from Everett's Mill to Hamlet where center of said road crosses Campbell's Branch and runs thence as the run of said Campbell's Branch in a southerly direction about 600 feet to the north edge of Everett's Lake or Pond; thence as the edge of Everett's Lake or Pond in a northwesterly direction about 900 feet to a stake by a pine stump; thence North 84 degrees East 142 feet to a stake in the center of the aforementioned road; thence as the center of said road the following courses and distances: South 29 degrees 30 minutes East 305 feet; South 56 degrees 30 minutes East 218 feet to the beginning, containing 3.7 acres more or less, according to plat recorded in Plat Book 7 on page 30 of the Richmond County Registry. The fishing club is located on this tract.

The above described tract was conveyed to Sarah Williamson Everett (now Sarah Williamson Lamb) first by John L. Everett, Jr., by deed dated 7 July 1938 and recorded in Book 237 on page 191 of the Richmond County Registry, and more recently to Sarah Williamson Lamb by Fred W. Bynum and Thomas H. Leath, Trustees, by deed dated 20 March 1953 and recorded in Book 340 on page 227 of the Richmond County Registry.

THIRD TRACT:

BEGINNING at an iron stake at the northeastern corner of the intersection of U. S. Highway No. 1 with a public road running along the northern edge of Everett's Lake and extending from said U. S. Highway No. 1 to Osborne, North Carolina, and runs along the northern edge of said public road as follows: N. 73 degrees E. 350 feet to a stake, N. 54 degrees E. 352 feet to a stake, N. 29 degrees E. 235 feet to a stake, N. 79 degrees 30 minutes E. 434 feet to a stake, S. 69 degrees E. 501 feet to a stake, S. 89 degrees 45 minutes W. 184 feet to a stake and N. 63 degrees 15 minutes E. about 30 feet to a stake; thence crossing said public road S. 23 degrees 45 minutes E. about 391 feet to the highwater mark of Everett's Lake, being the southwestern corner of a one and one-half (1-1/2) acre tract conveyed by Sarah Williamson Lamb and husband to C. E. Gullidge et ux by deed recorded in Book 308 on page 479 of the Richmond County Registry; thence along the said edge of said lake in a westerly and southwesterly direction to the eastern edge of the dam on said lake, which dam lies East of U. S. Highway No. 1; thence along the eastern edge of said dam in a southeasterly direction to an iron stake, two gum pointers on the eastern edge of said lake; thence S. 67 degrees 30 minutes W. 136.5 feet to an iron stake in the eastern edge of the right-of-way of U. S. Highway No. 1; thence as the eastern edge of the right-of-way of U. S. Highway No. 1 as follows: N. 9 degrees 00 minutes West 408 feet; N. 19 degrees 45 minutes E. 265 feet, and N. 27 degrees 30 minutes E. 358 feet to the beginning.

The above described THIRD TRACT is composed of two parcels of land, the first of which was conveyed to Sarah Williamson Everett (now Sarah Williamson Lamb) by John L. Everett, Jr. by deed recorded in Book 237 on page 191 of the Richmond County Registry, said parcel being a portion of the SECOND TRACT described in said deed and is the remaining portion not conveyed by Sarah Williamson Lamb and husband to C. E. Gullidge and wife; the second parcel of land of TRACT No. 3 lies West of the first parcel and East of U. S. Highway No. 1 and was conveyed to Sarah Williamson Lamb by John W. G. Entwistle et ux by deed dated 15 June 1948 and recorded in Book 295 on page 367 of the Richmond County Registry, and by deed of correction dated 2 November 1949 and recorded in Book 340 on page 228 of the Richmond County Registry.

It is the intention of the parties of the first part by this deed to grant, bargain, sell and convey, and they do grant, bargain, sell and convey hereby, unto the said party of the second part and its successors Everett's Lake and all property adjacent thereto lying and being in Wolf Pit Township, Richmond County, North Carolina, now owned by Sarah Williamson Lamb, one of the parties of the first part herein.

This conveyance of the above-described tracts of land is made subject to such riparian and other rights which any firm or corporation or any other person or persons may have in and to Everett's Lake and the use thereof, irrespective of the method by which such rights may have been acquired, and is made subject to easements heretofore given or acquired by power and utility companies for power and telephone lines affecting said tracts of land and is made subject to the rights of the tenant in possession thereof.