Davie County Tax Policy on Combination / Recombination Plats

Davie County requires all divisions of land to be platted and recorded in the Register of Deeds Office. There are various types of divisions of land. This policy specifically addresses a division of land known as a combination or recombination of existing parcels.

A combination or recombination (re-combinations) of existing parcels is required to be platted subject to approval by the Planning Director. The Tax Office is required to map on the cadastre all recorded plats to reflect changes in title and legal description. The plat cannot perform a transfer of title but is a representation of the grantors' intent to convey title or properly describe the subject lots of record. With each recombination plat, there must be an accompanying deed or deeds recorded which: 1) conveys title from grantor to grantee; or, 2) establishes the boundary representing all lots which are platted to be recombined; or, 3) both conveys title and establishes the boundary. In some cases, deeds have not been recorded after the plat to finalize the change of title or establish the correct boundary of the subject properties. When a deed is recorded conveying title, but no deed is recorded combining the lots of each owner, the existing deeds are still in effect as to the description. When the original deed and a recombination plat both describe the property, this can cloud the chain of title and confuse the owners or future buyers.

The purpose of this policy is to insure that the correct description exists for the lot of record and that the County can properly reflect the title and boundary of the lot of record on the County tax records.

Therefore, the County's policy shall be to require a recombination deed to be recorded with or shortly thereafter the recording of the recombination plat. If multiple lots are under the same ownership and are intended to be combined as shown on the plat, then the owner shall record a deed which includes a statement of combination of the lots as shown on the plat and which also includes a written description of a single common boundary line for the purpose of establishing the new boundary of the recombined lot as described on the deed. If multiple owners of adjacent lots are dividing and recombining adjacent lots, where title is being transferred between owners, there shall be a deed from grantor to grantee transferring title, and then each owner, individually, shall record a recombination deed which combines their respective lots under their ownership and which completes the recombination as shown by the intent of the recorded plat.

Approved this 1st day of July, 2014

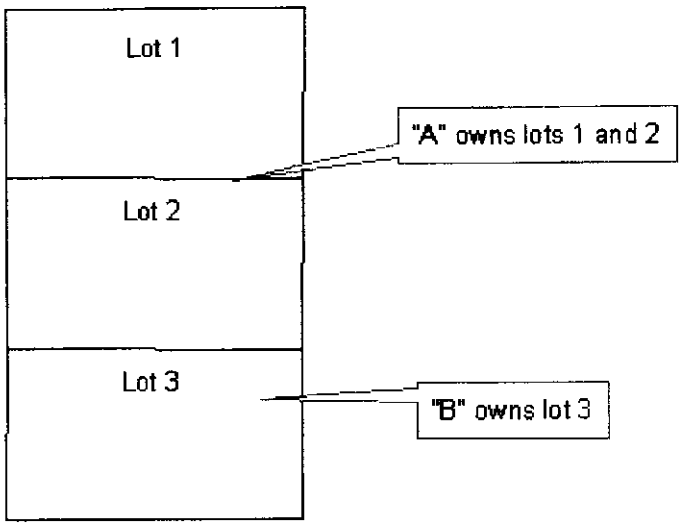
By: _____

Brian Myers, Tax Administrator

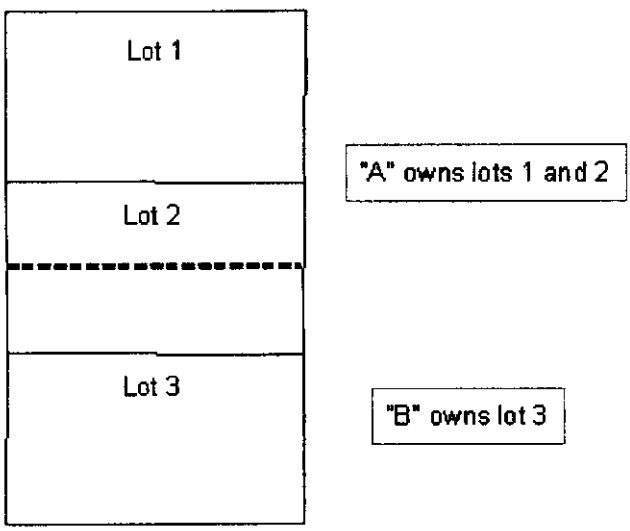
Attachment 1

The following simple example illustrates this policy:

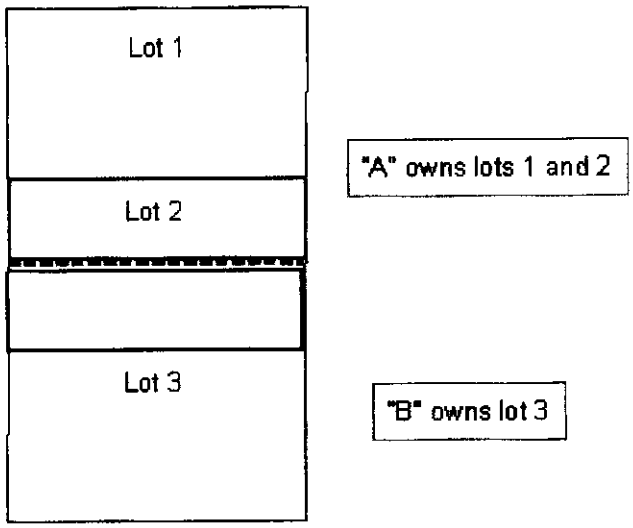
Three adjacent lots(lot 1, 2, and 3) owned by two different owners, A and B.



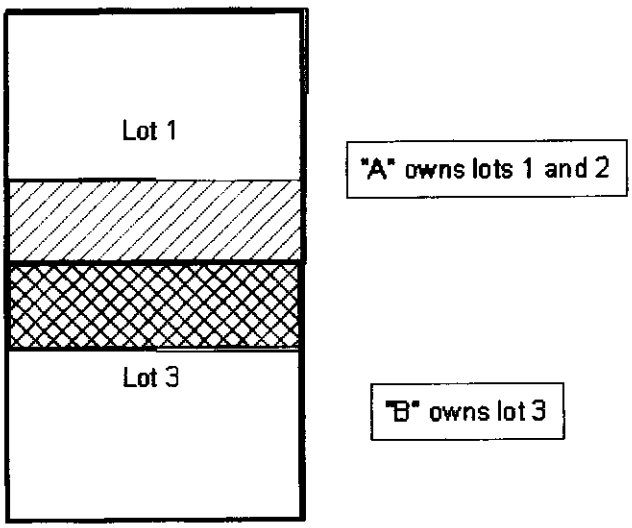
"A" would like to sell a portion of lot 2 to "B". The proposed line is shown as a dashed line.



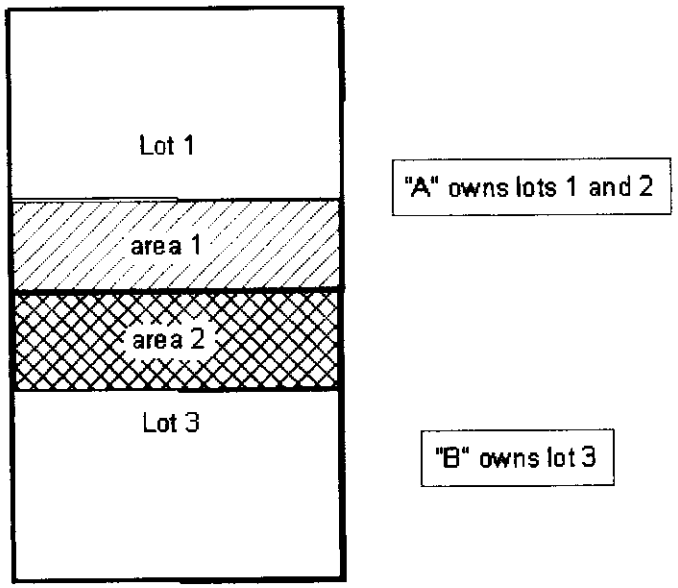
"A" has a plat prepared as a recombination plat showing the two areas to be created and added to lot 1 and lot 3. The top half of lot 2 will be added to lot 1 and the bottom half of lot 2 added to lot 3.

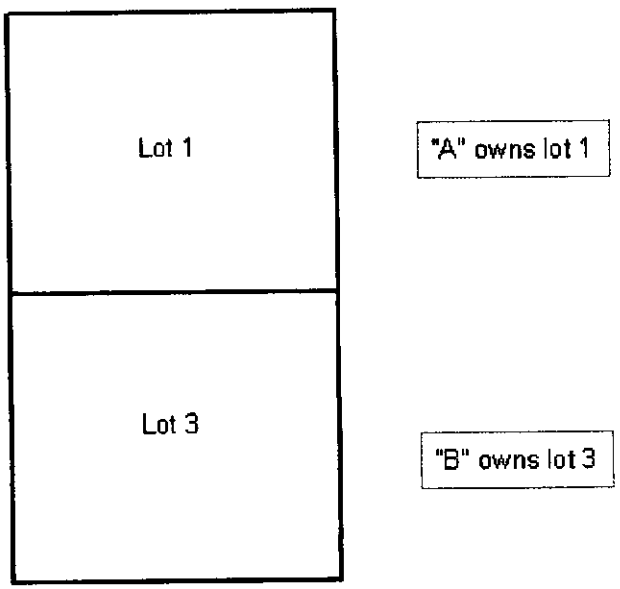


Lot 2 will be dissolved and lot 1 and lot 3 will be shown as follows:



The plat is recorded to show owner "A" intent to recombine the lots. However, until the deed from "A" to "B" for area 2 as shown below is recorded, then title still rests with "A".



To correctly finalize the transfer of title and recombination of lot 1 with area 1 and lot 3 with area 2, "A" would record a deed to transfer title of area 2 to "B", "A" would record a recombination deed which establishes a new boundary for lot 1, and "B" would record a recombination deed which establishes a new boundary for lot 3 including the new area 2 just received from "A".

After all the transfer and recombination deeds are recorded the boundaries will be shown correctly as follows: