



Tax Administration

Davie County Government

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Davie County Tax Office 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 know 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 cadaster all recorded plats to reflect change in title and legal description. The plat cannot perform the transfer of title but is a representation of the grantor's 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
2. Establishes the boundary representing all lots which are platted to be recombined
3. Both conveys title and establishes the boundary

The purpose of this policy is to insure that the correct descriptions exist for the lots of record and that the Davie County Tax Office can properly reflect the title and boundary of the lot of record.

Therefore, the Davie County Tax Office policy shall be to require a combination, recombination deed or instrument of combination to be recorded at the same time or shortly thereafter the recording of the combination or 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 or instrument of combination which includes a statement of combination of the lots as shown on the plat which will combine the parcels into a single tract of land for tax purposes. If multiple owners of adjacent lot are dividing and recombining adjacent lots, where title is being transferred between owners, there shall be a deed from the grantor to the grantee transferring title and then each owner, individually, shall record a recombination deed or instrument of combination 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

Amended this 7th day of November, 2014

Amended this 2 day of March, 2020

