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COVER SHEET
ASSIGNMENT OF DECLARANT RIGHTS

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submitted electronically by "JENNIFER B LEWIS, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Cleveland county Register of Deeds.

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STATE OF NORTH CAROLINA
COUNTY OF CLEVELAND

ASSIGNMENT OF DECLARANT RIGHTS

THIS Assignment of Declarant Rights is made effective this **11** day of February, 2022, by and between BLP, LLC a North Carolina limited liability company and NC Country Land, LLC, a North Carolina limited liability company.

BY

WITNESS ETH:

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WHEREAS, Fall Creek was the developer of residential subdivision known as "Broad River Highlands"; and

WHEREAS, in connection with its development of Broad River Highlands, Fall Creek recorded that certain Declaration of Restrictive Covenants for Broad River Highlands in Deed Book 1527 at Page 2211 in Cleveland County Public Registry; and

WHEREAS, Fall Creek Land Company, Inc. assigned the Declarant Rights to BLP, LLC in Deed Book 1673 Page 622; and BY

WHEREAS, NC Country Land, LLC purchasing a significant number of lots and other tracts on or about Broad River Highlands;

WHEREAS, the parties now desire to transfer to NC Country Land, LLC any and all declarant rights previously reserved to Fall Creek -

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

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1. Conveyance by BLP, LLC. Ratified and effective with the filing of this instrument, BLP, LLC does hereby assign transfer to NC Country Land, LLC, all of its rights and obligations as Declarant under Declaration of Restrictive Covenants for Broad River Highlands in Deed Book 1527 at Page 2211 in the Cleveland County Public Registry.
2. Acceptance by NC Country Land, LLC. NC Country Land, LLC hereby accepts the foregoing assignment and transfer rights and obligations as Declarant under the Declaration of Restrictive Covenants for Broad River Highlands in Deed Book 1527 at Page 2211 in the Cleveland County Public Registry.

BLP, LLC, LLC

By?

KULWINDER S. LALLY, MEMBER/MANAGER

NC COUNTRY LAND, LLC

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By: 'XJL_cc +ku c.W
BENJAMIN BESHEARS, MEMBER/MANAGER

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BY: see attached
JOSEPH SHIPBAUGH, MEMBER/MANAGER

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STATE OF 4
COUNTY OF

I, , a Notary Public of the state and county aforesaid, certify that Kulwinder S. Lally personally appeared before me this day and acknowledged that he/she is the Member/Manager of BLP, LLC and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this 02 day of February, 2022.

[NOTARY SEAL]

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Notary Public

My Commission Expires: 4A

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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I, , a Notary Public of the state and county aforesaid, certify that Benjamin Beshears and Joseph Shipbaugh personally appeared before me this day and acknowledged that they are the Member/Managers of NC Country Land, LLC and that by authority duly given and as the act of each entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

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WITNESS my hand and Notarial Seal this day of 2022.

[NOTARY SEAL]

Notary Pu

My Commission Expires: _____

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

I, a Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Heald

On February 1, 2012 before me, Yvonne G. ... Here Insert Name and Title of Officer

personally appeared to me ... Name(s) of Signer(s)

who proved to me as a result of satisfactory evidence to be the person whose name(t) is/are subscribed to the within Instrument acknowledged to me that he/she/they executed the same in his/her/their authorized capacity), that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this Information will deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: ...
Document Date: ... Number of Pages: ...
Signer(s) Other Than Named Above: ...

Capacity(ies) Claimed by Signer(s)

Signer's Name: ...
[] Corporate Officer - Title(s): ...
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other: ...
Signer is Representing: ...

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BLP, LLC, LLC

BY: 54'.atfu&d
KULWINDER S. LALLY, MEMBER/MANAG_ER

NCCOUPJTRY

BY: K
BENJAMIN BESHEARS, MEMBER/MANAGER

BY: [Signature]
JOSEPH SHIPBAUGH, MEMBER/MANAGER

STATE OF yA
COUNTY OF &----

I, _____ a Notary Public of the state and county aforesaid, certify that Kulwinder S. Lally personally appeared before me this day and acknowledged that he/she is the Member/Manager of P, LLC and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this h day of February, 2022.

[NOTARY SEAL]

My Commission Expires: i Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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I, Alexandra Cantagallo, a Notary Public of the state and county aforesaid, certify that Benjamin Beshears and Joseph Shipbaugh personally appeared before me this day and acknowledged that they are the Member/Managers of NC Country fan'jll, LLC and that by authority duly given and as the act of each entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this ili day of _____ 2022.

Alexandra Cantagallo
[Notary Seal]
My Commission Expires March 12, 2023

My Commission Expires: March 12, 2023

Notary Public [Signature]