

a, / \ 7 /

2014-001519 B: 1673 P: 0622  
02/26/2014 12:17:53 PM Total Pages: 4 Fees: 26.00  
Bonnie E. Reece, Register of Deeds, Cleveland County, NC

1-11-11  
y" .U:WKUINGIEES. l' if' . . . /

H Cb

yL  
STATE OF NORTH CAROLINA  
CLEVELA OUNTY

**ASSIGNMENT OF DECLARANT RIGHTS**

This Assi t of Declarant Rights is made and effective this \_J\_L day of February, 2014, by and between j).LL **CREEK LAND COMPANY, INC.**, a North Carolina corporation ("Fall Creek") and **BL'P?L,LC**, a North Carolina limited liability company.

**Cb** WITNESSETH

**WHEREAS**, Fall Cr s the developer of residential subdivision known as "Broad River Highlands"; and

**WHEREAS**, in connectio th its development of Broad River Highlands, Fall Creek recorded that certain Declaration o trictive Covenants for Broad River Highlands in Deed Book 1527 at Page 2211 in the Cleve County Public Registry; and

**WHEREAS**, Fall Creek has bee ested of substantially all of its interest in Broad River Highlands but has not formally conv its rights as declarant under the terms of the Declaration of Restrictive Covenants; and

**WHEREAS**, BLP is purchasing a signi: It number of lots and other tracts on or about Broad River Highlands; and

**WHEREAS**, the parties now desire to transf BLP any and all declarant rights previously reserved to Fall Creek.

**NOW, THEREFORE**, for and in consideration o agreements contained herein, and other good and valuable consideration, the parties hereto a>s follows:

- 1. **Conveyance by Fall Creek.** Ratified February 6, 201t effective with the filing of this instrument, Fall Creek does hereby assign transfer to BLP, all of its rights and

Dtawn b, f Kell}vn tv:  
1-HVII Hin, tr, fA  
7(" Po fO. 101s-  
t1Asto,(,l N1 18"0S3

**Cb**

COPY INTERNET

INTERNET

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.

**Acceptance by BLP.** BLP 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.

**IN WITNESS WHEREOF**, each of the undersigned parties has duly executed this Assignment, effective as of the day and year first written above.

**FALL CREEK LAND COMPANY, INC.**

By: TODD K. [Signature] (SEAL)  
TODD K.  
PRESIDENT

NORTH CAROLINA  
Gaston COUNTY

I, AMIR O. HUNTIR a Notary Public for Gaston County, North Carolina, do hereby certify that Todd J. Black personally came before me this day and acknowledged that he is the President of Fall Creek Land Company, Inc. and that by authority duly given and as the act of such Todd J. Black he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial seal, this 14th day of February, 2014.

[Signature]  
Notary Public

My commission expires: 5:15 11/14

AMIR O. HUNTIR  
NOTARY PUBLIC  
GASTON COUNTY, NC  
MY COMMISSION EXPIRES: 5-15-2011

COPY INTERNET COPY INTERNET COPY INTERNET

INTERNET COPY

BLP, LLC

*[Handwritten Signature]*

(SEAL)

Kftinder Lally  
MEMBER

STATE -----

----- COUNTY

I, \_\_\_\_\_ a Notary Public for \_\_\_\_\_ County, State  
of \_\_\_\_\_, do hereby certify that \_\_\_\_\_

----- personally came before me this day and  
acknowledged that s/he is a Member of BLP, LLC and that by authority duly given and as the  
act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and  
deed.

Witness my hand and seal, this \_\_\_ day of February, 2014.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

INTERNET COPY INTERNET COPY INTERNET COPY INTERNET COPY INTERNET COPY

### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

E OF California )SS  
C TY OF San Bernardino )

On 2/21/14 before me, K. Furr, Notary Public, personally appeared Todd J. Black

who proved to me on the basis of satisfactory evidence to be the person whose name (59: whose name ( Todd J. Black subscribed to the within instrument (6) acknowledged to me that he executed the same in (his, her, its, or its authorized capacity(ies), and that by executing the same, he or she, 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]



This area for official notarial seal.

### OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity \_\_\_\_\_ Name of Person or Entity \_\_\_\_\_

### OPTIONAL SETBACK

Though the data requested here is not required by law, it could entrap a person in a fraudulent reattachment of this form.

### THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: 4ss, p"er. l- o' l' e r l a, a" 1- l' l' s

NUMBER OF PAGES: \_\_\_\_\_ DATE OF DOCUMENT: 2-21-14

SIGNER(S) OTHER THAN NAMED ABOVE: Todd J. Black

INTERNET COPY INTERNET