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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

ASHLEY B. WILLIAMS REGISTER OF DEEDS

BK:DEE 140-A PG:358-360

[illegible]

ASSIGNMENT OF DECLARANT'S RIGHTS
PURSUANT TO COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WESTGROVE VILLAGE SUBDIVISION

WITNESSETH:

WHEREAS, Mark III Properties, LLC is the Declarant pursuant to that certain Covenants, Conditions and Restrictions for Westgrove Village Subdivision (hereinafter "Original Declaration") recorded April 27, 2020 in Deed Book 127-S at Pages 190-209 in the Office of the Register of Deeds for Spartanburg County, South Carolina; and

WHEREAS, the Original Declaration was or may be supplemented or amended as found in supplemental or amended declarations as were or may be recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina; and

WHEREAS, Mark III Properties, LLC shall hereinafter be referred to as "Mark III"; and

WHEREAS, the Original Declaration and any existing supplemental and/or amended declarations thereto shall hereinafter be collectively referred to as the "Declaration"; and

WHEREAS, Article I Section 5 of the Declaration provides that at such time as Mark III is no longer the owner of a lot in the subdivision, the rights of the Declarant shall inure without further action to Westgrove Village Homeowners' Association, a non-profit corporation ("Westgrove Village HOA"); and

WHEREAS, as of the date hereof, Mark III does not own any lots in Westgrove Village Subdivision and therefore, Westgrove Village HOA shall succeed Mark III as the "Declarant" pursuant to the Declaration, and to all attendant rights, duties and obligations of the same; and

WHEREAS, Mark III and Westgrove Village HOA desire to hereby memorialize such assignment.

NOW, THEREFORE, Mark III hereby acknowledges the assignment to Westgrove Village HOA of all of its rights, duties and obligations as the "Declarant" under the Declaration, effective upon the date hereof, pursuant to Article I Section 5 of the Declaration, and Westgrove Village HOA hereby assumes from Mark III all rights, duties and obligations as the "Declarant" under the Declaration, effective upon the date hereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the
8th day of December, 2022.

WITNESS 1:

Samantha J. Juh
Samantha Fields
 (Print name)

Mark III Properties, LLC

By:

Name: Laura B. Henthorn
 Title: Vice President

WITNESS 2:

Melody S. Terpack
Melody S. Terpack
 (Print name)

STATE OF SOUTH CAROLINA)

COUNTY OF Spartanburg)

I, Melody S. Terpack, the undersigned Notary Public, do hereby certify that
Laura B. Henthorn as Vice President of Mark III Properties, LLC, being duly
 authorized, personally appeared before me this day and acknowledged the execution of the foregoing
 instrument.

Witness my hand and seal this 8th day of December, 2022.

Melody S. Terpack (SEAL)
 Notary Public for SC

Print Name of Notary Public: Melody S. Terpack
 My commission expires: 9-25-28

Melody Terpack
 Notary Public, State of South Carolina
 My Commission Expires September 25, 2028

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the 7th day of December, 2022.

Westgrove Village Homeowners' Association,
Inc., a non profit South Carolina corporation

WITNESS 1:
R. Chad Dotson
R. Chad Dotson
(Print name)

By: Ronald Cefarelli
Name: RONALD CEFARELLI
Title: PRESIDENT

WITNESS 2:
Martha Nelson
Martha Nelson
(Print name)

STATE OF South Carolina)
COUNTY OF Spartanburg)

I, Susie M. Betenbaugh, the undersigned Notary Public, do hereby certify that Ronald Cefarelli as President of Westgrove Village Homeowners' Association, Inc., being duly authorized, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 7th day of December, 2022.

Susie M. Betenbaugh (SEAL)
Notary Public for South Carolina
Print Name of Notary Public: Susie M. Betenbaugh
My commission expires: 10-29-25