

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
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Fredrick Smith

Drawn by and mail after recording to:
Alexander Ricks PLLC (DAM)
1420 E. 7th Street, Suite 100
Charlotte, NC 28204

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

ASSIGNMENT OF DECLARANT RIGHTS

This Assignment of Declarant Rights (the "**Assignment**") is dated as of 3/30, 2020 and is made by and between **TRIDOLPH, LLC**, a North Carolina limited liability company (collectively, "**Assignor**") to **EM&C INVESTMENTS, LLC**, a North Carolina limited liability company ("**Assignee**").

Assignor is the Declarant under that certain Declaration of Easements, Covenants and Restrictions dated and recorded on January 24, 2017 in Book 31519 at Page 88 of the Mecklenburg County Registry, as amended by that certain Amendment to Declaration of Easements, Covenants and Restrictions dated and recorded on November 9, 2018 in Book 33103 at Page 510 of the Mecklenburg County Registry (as supplemented, amended, and otherwise modified, the "**Declaration**"). All Declarant Rights and other rights of Assignor under the Declaration, together with Assignor's rights, title, and interest, as the Declarant or otherwise, including, without limitation, all membership, assessment, funding, voting, veto, approval, and other rights, powers, and privileges, if any, under or with respect to any other declaration that affects the Property, are the "**Assigned Declarant Rights**".

Now therefore, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of is hereby acknowledged by Assignor, Assignor hereby agrees that the aforementioned recitals are fully incorporated in this Assignment and assigns the Assigned Declarant Rights to Assignee pursuant to the following terms:

1. Assignment. Assignor hereby grants, assigns, transfers, and conveys to Assignee, its successors and assigns all of Assignor's right, title, and interest, if any, in and to all of the Assigned Declarant Rights. Assignor represents and warrants that it has not previously assigned, transferred, or encumbered its interest in any of the Assigned Declarant Rights. Assignor hereby agrees to indemnify, defend and hold harmless Assignee and all of its successors, assigns, affiliates, subsidiaries, officers, directors, employees and agents from and against any and all liabilities, claims, suits, actions, losses, costs, damages and expenses (including, but not limited to, reasonable attorney's fees), due to or arising

out of or related to the Declaration which occurred during Assignor's ownership of the Property and prior to the Effective Date of this Assignment of Declarant's Rights.

2. Assumption. Assignee hereby accepts and assumes the Assigned Declarant Rights in its representative capacity only and not in any individual capacity. Assignee hereby agrees to indemnify, defend and hold harmless Assignor and all of its successors, assigns, affiliates, subsidiaries, officers, directors, employees and agents from and against any and all liabilities, claims, suits, actions, losses, costs, damages and expenses (including, but not limited to, reasonable attorney's fees), due to or arising out of or related to the Declaration which occur or after the Effective Date of this Assignment of Declarant's Rights.

3. General Terms. This Assignment is governed by and construed in accordance with the laws of the State of North Carolina. This Assignment binds Assignor and its successors and assigns and inures to the benefit of Assignee and its successors and assigns. This Assignment may be signed and delivered in any number of counterparts, each of which, when signed and delivered, will be an original, and such counterparts together constitute one and the same instrument.

[Signature Pages Follow]

ASSIGNOR:

TRIDOLPH, LLC,
a North Carolina limited liability company


By: 
E. Blanton Hamilton, Jr., Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public of the County and State aforesaid, certify that E. Blanton Hamilton, Jr., personally appeared before me this day and acknowledged that he is a Manager of Tridolph, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument.

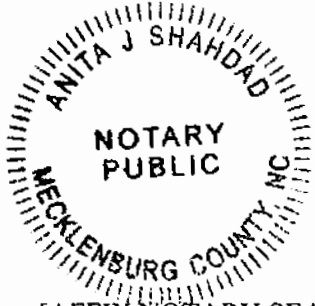
Witness my hand and official seal, this the 31st day of March, 2020.


Notary Public

Anita J. Shahdad
printed name of Notary

My Commission Expires 5-30-2023

My Commission Expires: _____



[AFFIX NOTARY SEAL]

ASSIGNEE:

EM&C INVESTMENTS, LLC,
a North Carolina limited liability company

By: *Lauren G. Willard*
Name: LAUREN G. WILLARD
Title: CEO

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Lauren G. Willard, personally appeared before me this day and acknowledged that he/she is a CEO of EM&C Investments, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he/she executed the foregoing instrument.

Witness my hand and official seal, this the 30th day of March, 2020.

DeAngie Gadsden
Notary Public

DeAngie Gadsden
printed name of Notary

My Commission Expires: 12-17-2022

