

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

12/22/2023 03:44:17 PM

NC Rev Stamp: \$0.00

Book: 4218 Page: 1079 - 1082 (4) Fee: \$26.00

Instrument Number: 2023021383

Prepared By and Return To:

L. Holden Reaves, Esq.

Reaves Law, PLLC

PO Box 53187

Fayetteville, NC 28305

STATE OF NORTH CAROLINA

**TRANSFER OF DECLARANT
RIGHTS**

COUNTY OF HARNETT

[Oakmont Subdivision]

THIS TRANSFER OF DECLARANT RIGHTS (the "Transfer Agreement") is made and entered by and between **Oakmont Development Partners LLC**, a Delaware limited liability company (the "Transferor"), and **Grosvenor Land LLC**, a North Carolina limited liability company (the "Transferee").

WITNESSETH:

WHEREAS, Transferor is the "Declarant" in the Oakmont Subdivision located in Harnett County, North Carolina (the "Subdivision"), pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Oakmont which was recorded in Book 2947, Page 545, as amended by First Amendment recorded in Book 3015, Page 183 (and re-recorded in Book 3015, Page 771), as amended by Second Amendment in Book 3033, Page 527, as amended by Third Amendment in Book 3123, Page 715, as amended by Fourth Amendment in Book 3168, Page 100, as amended by Fifth Amendment in Book 3406, Page 915, as amended by Sixth Amendment in Book 3491, Page 131, as amended by Seventh Amendment in Book 3559, Page 415, as amended by Eighth Amendment in Book 3877, Page 101, as amended by Ninth Amendment in Book 4077, Page 700, as amended by Tenth Amendment recorded immediately prior hereto, all Harnett County, NC Registry (collectively, the "Declaration");

Submitted electronically by "Sandhills Law Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

WHEREAS, by special warranty deed recorded immediately prior hereto, Transferor has conveyed to Transferee the remaining (future development) acreage in the Subdivision;

WHEREAS, in conjunction with such conveyance, Transferor has agreed to convey, and Transferee has agreed to accept, all of Transferor's Declarant rights (including, but not limited to, all Declarant rights (special or otherwise) as reserved in the Declaration, and/ or all other "special declarant rights" as defined in NCGS 47F-1-103(28) (together, the "Declarant Rights") in the Subdivision;

WHEREAS, pursuant to NCGS 47F-3-104, Transferor now desires to transfer all of its Declarant Rights to Transferee; and Transferee desires to accept all such Declarant Rights; and

WHEREAS, the parties hereby agree to such transfer of such rights as follows.

NOW, THEREFORE, for and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Pursuant to the requirements set forth in NCGS 47F-3-104, the Transferor hereby transfers to Transferee all its Declarant Rights; and Transferee hereby accepts the transfer of all such Declarant Rights;
2. Unless otherwise defined herein, all capitalized terms shall have the same meaning given to them in the Declaration.

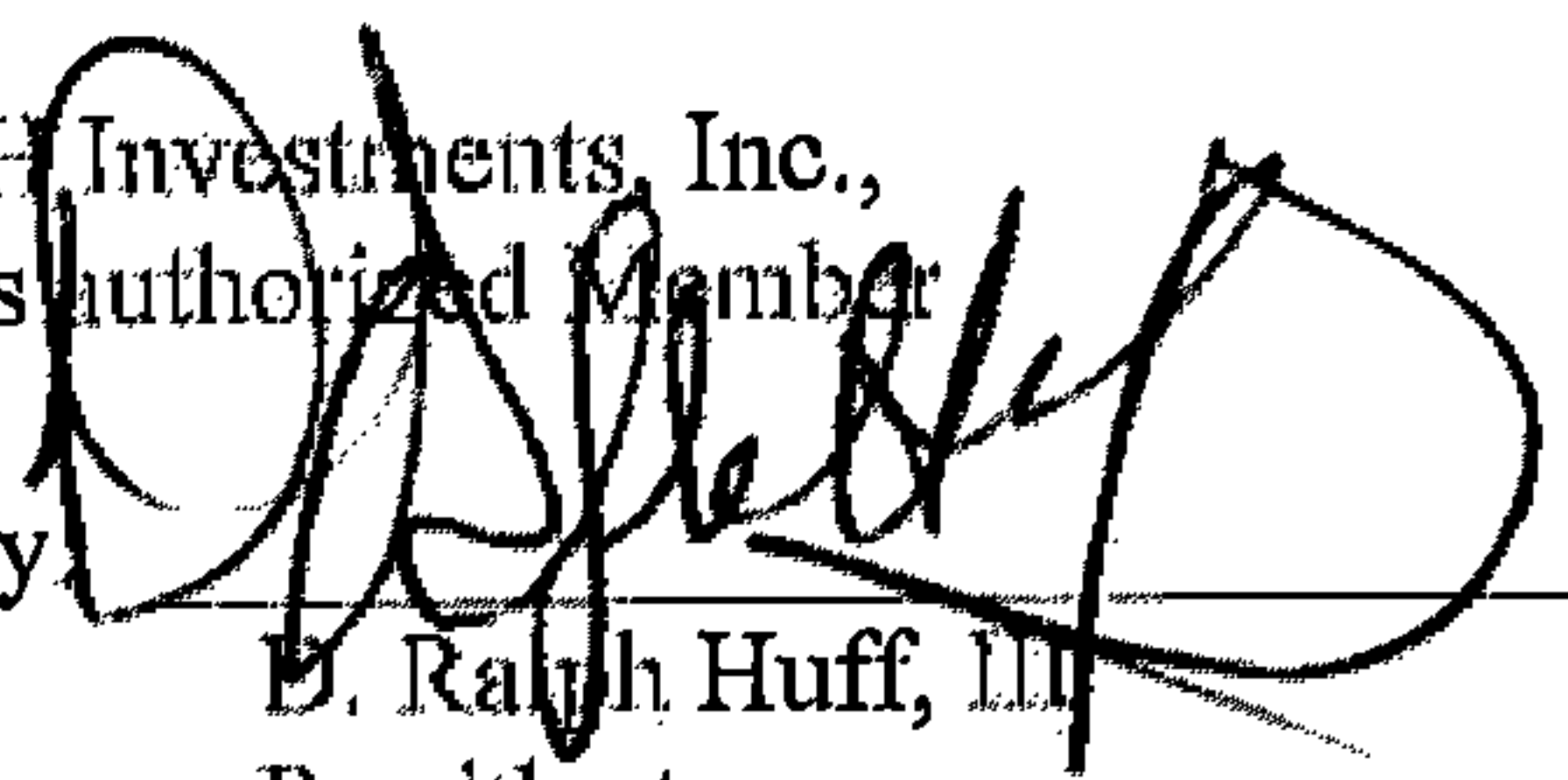
**[The Remainder of This Page Intentionally Left Blank;
Signature Page Attached Hereto]**

IN WITNESS WHEREOF, the undersigned have executed this Transfer Agreement as of the dates set forth in the respective notary acknowledgements, with the latter of said dates to be the effective date hereof.

TRANSFEROR:

Oakmont Development Partners LLC

By: H&H Investments, Inc.,
its authorized Member

By: 
D. Ralph Huff, III
President

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

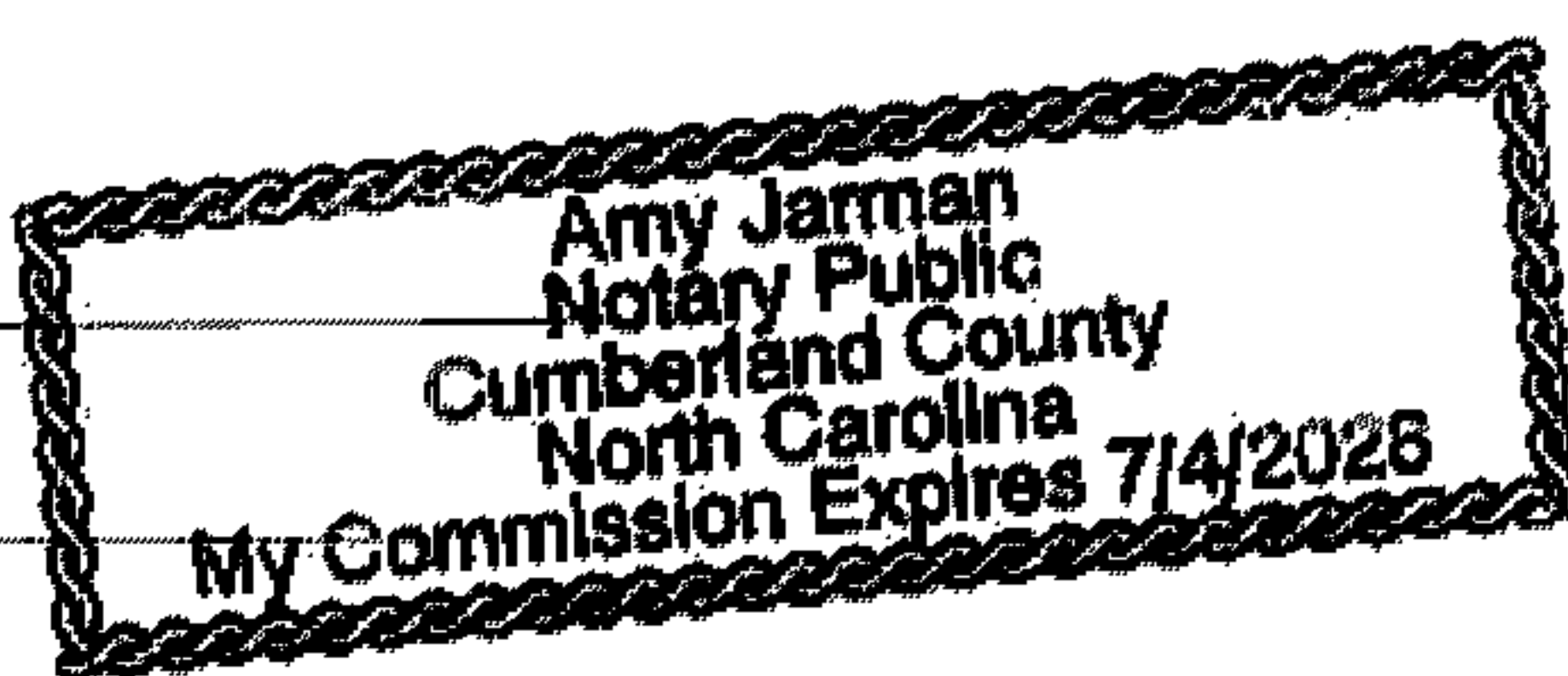
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff, III, in his capacity as President of H&H Investments, Inc., a North Carolina corporation, said corporation acting in its capacity as authorized Member of Oakmont Development Partners LLC, a Delaware limited liability company.

Date: December 19, 2023

Official Signature of Notary: SS

Notary's Printed Name: Amy Jarman

My commission expires: 7/4/28



[Affix Notary Seal or Stamp]

TRANSFeree:

Grosvenor Land LLC

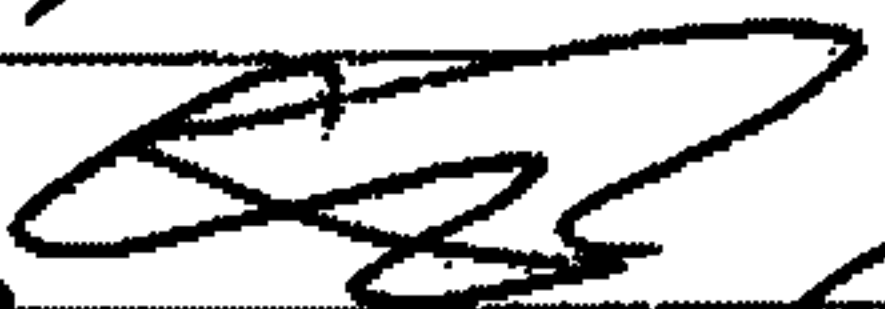
By: 
Colin Webster
Manager

STATE OF NORTH CAROLINA

COUNTY OF Moore

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Colin Webster, in his capacity as Manager of Grosvenor Land LLC, a North Carolina limited liability company.

Date: 12/22/23

Official Signature of Notary: 

Notary's Printed Name: Clark H Campbell II

My commission expires: 8/27/27

[Affix Notary Seal or Stamp]

