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Prepared by and return to: Steven J. O'Connor, Attorney at Law
Ray Law Firm PLLC
345 Hay Street
Fayetteville, NC 28301

NORTH CAROLINA ASSIGNMENT OF DECLARANT
 RIGHTS FOR
CUMBERLAND COUNTY CANDLEWICK TOWNHOUSES

THIS ASSIGNMENT OF DECLARANT RIGHTS, made this 23rd day of
September, 2021, by MEASAMER/WEST, LLC, a North Carolina limited liability company,
MEASAMER CONSTRUCTION CO., INC, a North Carolina corporation and WESTCO
PROPERTIES, LLC, a North Carolina limited liability company (hereinafter collectively the
"ASSIGNOR") to and for the benefit of EPIC INVESTMENT PARTNERS, LLC, a North
Carolina limited liability company (the "ASSIGNEE").

WITNESSETH:

WHEREAS, Measamer/West, LLC (the "Original Declarant") recorded a plat of Candlewick
Townhouses, Section I, Phase 1, Part 1 at Plat Book 117, Page 80, Cumberland County Registry,
which plat was later revised at Plat Book 120, Page 162 (collectively the "Original Plat"); and

WHEREAS, the Original Declarant executed and recorded an instrument entitled
"Declaration of Covenants, Conditions and Restrictions" at Deed Book 7304, Page 662,
Cumberland County Registry (the "Declaration"), which Declaration imposed covenants,

Submitted electronically by "Hutchens Law Firm LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

conditions and restrictions on the townhouses in the Candlewick Townhouses, Section I development (the "Development"); and

WHEREAS, the Original Declarant conveyed certain lots in Candlewick Townhouses to Measamer Construction Co., Inc, and Westco Properties, LLC for purposes of development, which lots have not yet been developed or improved; and

WHEREAS, the Declarant is simultaneously herewith conveying to Assignee certain lands and in connection therewith is hereby assigning to Assignee all rights of the Assignor as Declarant in the Development.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the sufficiency and receipt of which is acknowledged by the Assignor, Assignor hereby pursuant to N.C. Gen. Stat. §47F-3-104 assigns and conveys to Assignee any and all declarant rights, including any and all special declarant rights, which Declarant has with respect to the Development under the Declaration.

Assignee joins in the execution of this instrument pursuant to the requirements of N.C. Gen. Stat. §47F-3-104(a).

IN WITNESS WHEREOF, the Assignor has executed this instrument effective as of day and year first above written.

ASSIGNOR:

MEASAMER/WEST, LLC

By: Joseph R. West
Joseph R. West, Authorized Member-Manager

WESTCO PROPERTIES, LLC

By: Joseph R. West
Joseph R. West, Authorized Member-Manager

MEASAMER CONSTRUCTION CO., INC.

By: _____
Melinda M. Dickinson, Vice President

ASSIGNEE:

EPIC INVESTMENT PARTNERS, LLC

By: *RW8*
Rodney W. Sherrill, Member-Manager

County of Rutherford
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joseph R. West, as Authorized Member-Manager of Measamer/West, LLC.

Date: 9/30/2021



Hannah K. Smith
Hannah K. Smith, Notary Public
(Print name above)
My commission expires: 12/30/2023

County of Rutherford
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joseph R. West, as Authorized Member-Manager of Westco Properties, LLC.

Date: 9/30/2021



Hannah K. Smith
Hannah K. Smith, Notary Public
(Print name above)
My commission expires: 12/30/2023

MEASAMER CONSTRUCTION CO., INC.

By: Melinda M. Dickinson
Melinda M. Dickinson, Vice President

ASSIGNEE:

EPIC INVESTMENT PARTNERS, LLC

By: Rodney W. Sherrill
Rodney W. Sherrill, Member-Manager

County of _____
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joseph R. West, as Authorized Member-Manager of Measamer/West, LLC.

Date: _____

_____, Notary Public
(Print name above)
My commission expires: _____

(Affix Seal Here)

County of _____
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Joseph R. West, as Authorized Member-Manager of Westco Properties, LLC.

Date: _____

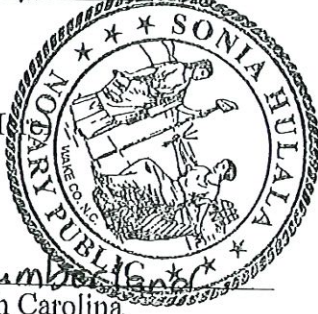
_____, Notary Public
(Print name above)
My commission expires: _____

(Affix Seal Here)

County of Wake
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Melinda M. Dickinson, as Vice President of Measamer Construction Co., Inc..

Date: 09/23/2021



(Affix Seal Here)

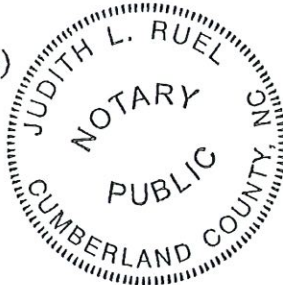
Sonia Hulala
Sonia Hulala, Notary Public
(Print name above)

My commission expires: March 24, 2024

County of Cumberland
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Rodney W. Sherrill, as Member-Manager of Epic Investment Partners, LLC.

Date: 10/13/21



(Affix Seal Here)

Judith L. Ruel
Judith L. Ruel, Notary Public
(Print name above)

My commission expires: 4/26/24