

Prepared by Burns, Day & Presnell, PA, PO Box 10867, Raleigh, NC 27605
Return to John Paul Schick, 4711 Hope Valley Rd., Ste 4F-526, Durham, NC 27707

Reference for index: Book 019285, Page 01245

TRANSFER OF DECLARANT RIGHTS

THIS TRANSFER OF DECLARANT RIGHTS (the "Transfer") is made effective the 31th day of May, 2023 (the "Effective Date"), by and between H & H Constructors, Inc. ("Declarant"), and Franklin Park, LLC ("FPLLC") (collectively the "Assignor") and Franklin Pointe LLC ("Assignee").

Recitals:

Reference is hereby made to the Declaration of Condominium for Franklin Park Condominiums of Carpenter Village recorded in Book 019285, Page 01245, Wake County Registry (the "Declaration") in which Assignor as "Declarant" reserved certain rights (collectively, the "Declarant's Rights").

FPLLC desires to sell Assignee Lot A3 and Lot A4, Franklin Park of Carpenter Village as shown on plat recorded in Book of Maps 2017, Pages 1407-1408, Wake County Registry ("Lot A3 and Lot A4"); and, Assignor and Assignee have agreed that the Assignor shall transfer all of the Declarant's Rights and obligations pertaining specifically to Lot A3 and Lot A4 to Assignee and by its acceptance hereof Assignee agrees to assume such rights and obligations.

Assignment:

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to be sufficient, Assignor hereby transfers and assigns to Assignee all of its right, title and interest in and to the Declarant's Rights and obligations pertaining specifically

to Lot A3 and Lot A4, including but not including the right to annex Lot A3 and Lot A4 into the Declaration, and Assignee hereby accepts such transfer and assignment.

Assignor hereby agrees to indemnify and hold Assignee, its officers, directors, and employees, harmless from and against any claim, cost or expense, including, without limitation, court costs and attorneys' fees actually and reasonably incurred, due to any exercise by Assignor of its rights as Declarant or failure to perform its obligations as Declarant under the Declaration for acts occurring on or before the Effective Date. Assignee hereby, hereby agrees to indemnify and hold Assignor, its officers, directors, and employees, harmless from and against any claim, cost or expense, including, without limitation, court costs and attorneys' fees actually and reasonably incurred, due to any exercise by Assignee of its rights as Declarant or failure to perform its obligations as the holder of Declarant rights under the Declaration for acts occurring subsequent to the Effective Date.

(signature and acknowledgement pages follow)

IN WITNESS WHEREOF, the parties hereto have caused this Transfer to be duly executed as of the day and year first above written.

Assignor:

H & H Constructors, Inc.
a North Carolina corporation

By: [Signature]
Name/Title: D. Ralph Huff III
Chief Executive Officer

CUMBERLAND COUNTY, NORTH CAROLINA

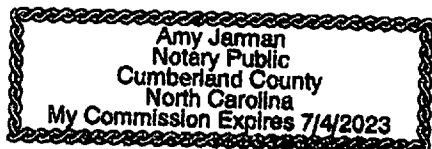
I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) [] a current state or federal identification with the principals' photograph in the form of a driver's license, or [X] I have personal knowledge of the identity of the principals, or [] a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff III, Chief Executive Officer of H+H Constructors, Inc.

Date: May 30, 2023

Signature of Notary Public

Notary Name: Amy Jarman Printed or Typed Name

My Commission expires: 7/4/23
(Official Seal)



Franklin Park, LLC
a North Carolina limited liability company

By: [Signature]
Name/Title: D. Ralph Huff III
Member/Manager

CUMBERLAND COUNTY, NORTH CAROLINA

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day, and I have seen satisfactory evidence of the principals' identity, by (choose one) [] a current state or federal identification with the principals' photograph in the form of a driver's license, or [X] I have personal knowledge of the identity of the principals, or [] a credible witness has sworn to the identity of the principals, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff III, Member/Manager of Franklin Park, LLC

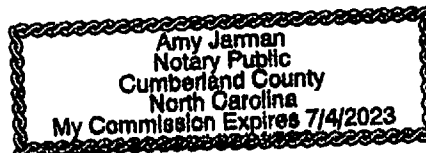
Date: May 30, 2023

Signature of Notary Public

Notary Name: Amy Jarman

Printed or Typed Name

My Commission expires: 7/4/23
(Official Seal)



Assignee Acceptance:

Franklin Pointe LLC
a North Carolina limited liability company

Ranjeet Agarwala

By: _____

Name/Title: *Ranjeet Agarwala Member-Manager*

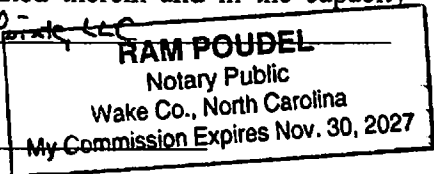
Wake

COUNTY, NORTH CAROLINA

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Date: *05/30/2023*

Signature of Notary Public



Notary Name: _____

Printed or Typed Name

My Commission expires: *Nov 30, 2027*
(Official Seal)