

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF HORRY)

ASSIGNMENT OF DECLARANT
RIGHTS AND OTHER RIGHTS

THIS ASSIGNMENT OF DECLARANT'S RIGHTS AND OTHER RIGHTS (this "Assignment") is made this 24th day of March, 2017 by and between RS PARKER HOMES, LLC, a North Carolina limited liability company (hereinafter referred to as "Assignor") and LAKES VENTURE PARTNERS, LLC, a South Carolina limited liability company (hereinafter referred to as "Assignee"):

WITNESSETH:

WHEREAS, by that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Lakes Subdivision, dated January 30, 1989 and recorded February 27, 1989 in Deed Book 1289 at Page 272, records of Horry County, South Carolina (the "Declaration"), The Lakes at Myrtle Beach, Inc. ("The Lakes") subjected certain real property therein described (the "Property") to the Declaration; and

WHEREAS, by that certain Assignment of Declarant Rights and Other Rights recorded March 24, 2017 in Deed Book ~~399b~~ at Page ~~283b~~, records of Horry County, The Lakes assigned all of its rights under the Declaration of the Bylaws to Assignor; and

WHEREAS, by this Agreement, the Assignor, simultaneously herewith, and to the extent any grantor rights or other rights of Assignor remain with Assignor, including any rights under the Declaration or the Bylaws for the homeowners association referenced in the Declaration, Assignor is transferring and conveying all of Assignor's right, title and interest in the Declaration, or the Bylaws for the homeowners association referenced under the Declaration to Assignee, including, but not limited to all of Assignor's development rights, and all of Assignor's right, title and interest in the Declarant's Rights under the Declaration; and

WHEREAS, by this Assignment, Assignor desires to grant convey, assign and transfer unto Assignee all of the Assignors' reserved rights arising under the Declaration.

WHEREAS, except where contrary intention is evident, the terms used herein with initial capitalization shall have the same meaning as the terms used with initial capitalization in the Master Deed (as amended); and

NOW, THEREFORE, pursuant to the Recitals set forth above, which are hereby made a part, and the provisions of the aforesaid Declaration, as amended, Assignor hereby grants, conveys, assigns, and transfers unto Assignee, its successors and assigns, all of Assignor's right, title and interest arising under the Declaration. Assignor warrants that the assignment of rights herein granted is free of all liens and encumbrances and that Assignor has not previously assigned or pledged as collateral any of the rights herein granted.

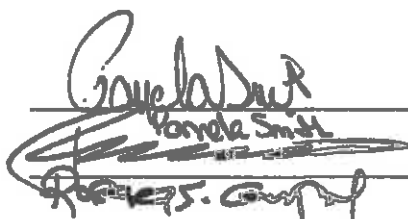
[Signatures appear on the following page]

IN WITNESS WHEREOF, the undersigned Assignor and Assignee, have caused this
instrument to be executed as of the day and year first above written.

ASSIGNOR:

WITNESSES:

RS PARKER HOMES, LLC, a North Carolina
limited liability company

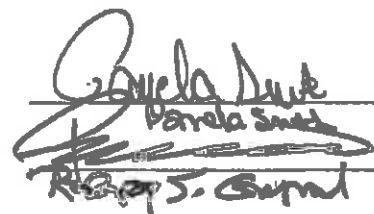

Pamela Smith
RS Parker Homes, LLC

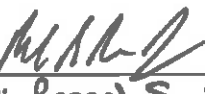
By: 
Name: R. S. Parker Jr.
Title: Manager

ASSIGNEE:

WITNESSES:

LAKES VENTURE PARTNERS, LLC, a South
Carolina limited liability company


Pamela Smith
RS Parker Homes, LLC

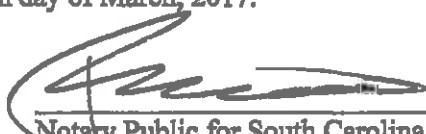
By: 
Name: R. S. Parker Jr.
Title: Manager

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGEMENT

I, Robert S. Guyton, Notary Public, do hereby certify that Barrel S. Baker, Jr. as Manager of RS PARKER HOMES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24th day of March, 2017.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/19/23

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGEMENT

I, Robert S. Guyton, Notary Public, do hereby certify that Barrel S. Baker, Jr. and _____ as Manager of LAKES VENTURE PARTNERS, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24th day of March, 2017.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/19/23