

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2012 DEC 07 01:19:24 PM
BK: 27885 PG: 217-224
FEE: \$26.00
INSTRUMENT # 2012174231

JONESAW



2012174231

**Register, please index all names in Grantor and Grantee Index*

Drawn By and Mail To:
Susan K. Irvin
P.O. Box 2376
Davidson, North Carolina 28036

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

THIRD AMENDMENT TO DECLARATION
OF STEELECROFT VILLAGE CONDOMINIUM

THIS THIRD AMENDMENT TO DECLARATION (the "Third Amendment") is made and executed this 7 day of December, 2012, by STEELECROFT OFFICE, LLC, a North Carolina limited liability company, hereinafter called the "Declarant," for itself, its successors, grantees, and assigns and STEELECROFT VILLAGE CONDOMINIUM ASSOCIATION, INC., pursuant to the provisions of the North Carolina Condominium Act ("The Act"), Chapter 47C, North Carolina General Statutes.

WITNESSETH:

WHEREAS, the Declarant created the Steelescرفت Village Condominium by Declaration dated March 13, 2008, and filed for record in Book 23498 at Page 390, as amended in Book 25135, Page 418, and Book 25344, Page 175, Mecklenburg County Public Registry (herein called the "Declaration"); and

WHEREAS, the plans of the Condominium (the "Map") were recorded in Unit Ownership File no. 897, Page 1, and amended in Unit Ownership File no. 897, Page 3 of the Mecklenburg County Public Registry; and

WHEREAS, the Articles of Incorporation of the Steelescرفت Village Condominium Association, Inc. (the "Association") were filed with the Secretary of State of North Carolina; and

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WHEREAS, Declarant is the owner of Unit B in Steelescroft Village Condominium; and

WHEREAS, Goodman and Lochary Real Estate Partnership (“Goodman”) is the Owner of Unit A of Steelescroft Village Condominium and approves of this Third Amendment and joins in this Third Amendment to indicate its consent; and

WHEREAS, King Tut Properties, LLC a North Carolina limited liability company, is the owner of Unit C in Steelescroft Village Condominium and approves of this Third Amendment and joins in this Third Amendment to indicate its consent; and

WHEREAS, Unit A and Unit B are adjacent condominium units in the Condominium and share a common demising wall as depicted on the Plans (the “Wall”); and.

WHEREAS, Goodman and Declarant desire to construct, from a portion of Unit A, a new shared foyer area, from which direct but separate access to Unit A and Unit B shall be provided as depicted on the Revised Map, as described herein (the “Common Access Area”); and

WHEREAS, the Common Access Area shall be a Limited Common Element (as that term is defined in the Declaration) of the Condominium and Declarant and Goodman desire to create such limited common element as shown on the Revised Map; and

WHEREAS, the Steelescroft Village Condominium Association, Inc. approves of this Third Amendment and joins in this Third Amendment to indicate its consent; and

NOW, THEREFORE, the Declarant and the Association do hereby publish and declare that the portion of Unit A described in the Revised Map as “Limited Common Element” shall be a Limited Common Element of the Condominium for the benefit of Units A and B.

The Declaration is specifically incorporated herein by reference.

Supplemental plans showing the Limited Common Element described herein are incorporated herein by reference and have been filed and appear in the Unit Ownership File No. 897, Page 5 in the Mecklenburg County Public Registry (the “Revised Map”).

Upon the recordation of this Third Amendment to Declaration, the Percentage Interest of each Unit Owner shall be and remain as follows and Exhibit B to the Declaration is hereby modified as follows:

<u>UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST</u>
A	5,006	60.8%
B	1,638	19.9%
C	1,587	19.3%

All capitalized terms not otherwise defined in this Second Amendment shall have the same meanings as in the Declaration. The Declaration shall remain in full force and effect, as amended hereby.

[SIGNATURES AND ACKNOWLEDGEMENTS
CONTINUE ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Declarant, the Association, Goodman and Dancesport have caused this Second Amendment to be executed by its duly authorized representative, as of the day, month and year first above written.

STEELECROFT OFFICE, LLC, a North Carolina limited liability company

By: Merrifield/Steelecroft, LLC, Manager

By: Merrifield Partners, LLC, its Manager

By: James E. Merrifield
James E. Merrifield, Manager

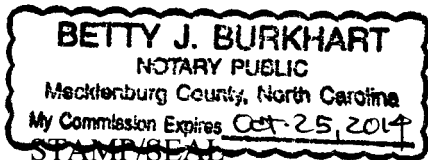
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Betty J. Burkhart a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, a North Carolina limited liability company, Manager of Merrifield/Steelecroft, LLC, Manager of STEELECROFT OFFICE, LLC, and that by authority duly given and as the act of said limited liability company, as Manager of Merrifield Partners, LLC, Manager of Merrifield/Steelecroft, LLC, Manager of STEELECROFT OFFICE, LLC, executed the foregoing instrument on behalf of such limited liability company, by authority duly given.

I certify that James E. Merrifield personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

December 6, 2012



Betty J. Burkhart
(Official Signature of Notary)
Notary's printed name: Betty J. Burkhart

Notary Public
My commission expires: October 25, 2014

[SIGNATURES AND ACKNOWLEDGEMENTS
CONTINUE ON FOLLOWING PAGES]

STEELECROFT VILLAGE CONDOMINIUM ASSOCIATION, INC., a North Carolina non-profit corporation

By: [Signature]
Name: James E. Merrifield
Title: President

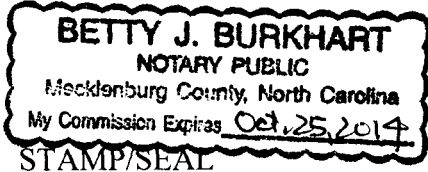
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Betty J. Burkhart a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is President of Steelescrot Village Condominium Association, Inc. and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James E. Merrifield, President.

December 6, 2012



Betty J. Burkhart
(Official Signature of Notary)
Notary's printed name: Betty J. Burkhart
Notary Public
My commission expires: October 25, 2014

[SIGNATURES AND ACKNOWLEDGEMENTS
CONTINUE ON FOLLOWING PAGES]

GOODMAN AND LOCHARY REAL ESTATE PARTNERSHIP, a North Carolina general partnership

By: [Signature]
Name: JASON SPERATI
Title: GENERAL PARTNER

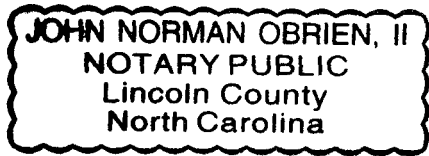
STATE OF NORTH CAROLINA

COUNTY OF ~~MECKLENBURG~~ Lincoln

I, John Norman OBrien II a Notary Public of the County and State aforesaid, certify that Jason Sperati personally came before me this day and acknowledged that he is General Partner of Goodman and Lochary Real Estate Partnership, a North Carolina general partnership, and that s/he, as General Partner being authorized to do so, executed the foregoing instrument on behalf of the general partnership.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason Sperati, General Partner

Dec. 7, 2012



STAMP/SEAL

[Signature]
(Official Signature of Notary)


Notary's printed name: John Norman OBrien II

Notary Public

My commission expires: 12-26-12

[SIGNATURE AND ACKNOWLEDGEMENT
CONTINUE ON FOLLOWING PAGE]

KING TUT PROPERTIES, LLC a North Carolina limited liability company

By: 
Name: Thomas Minieri
Title: Manager / Member

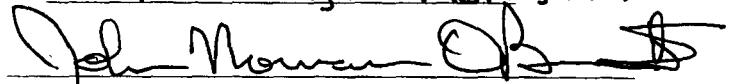
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, John Norman OBrien II a Notary Public of the County and State aforesaid, certify that Thomas Minieri personally came before me this day and acknowledged that he is member/manager of King Tut Properties, LLC, a North Carolina limited liability company, and that s/he, as member/manager being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: member/Manager Thomas Minieri

Dec 7, 2012, 2012



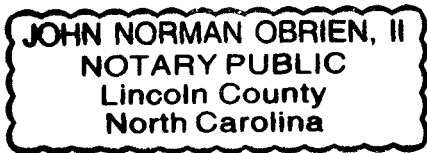
(Official Signature of Notary)

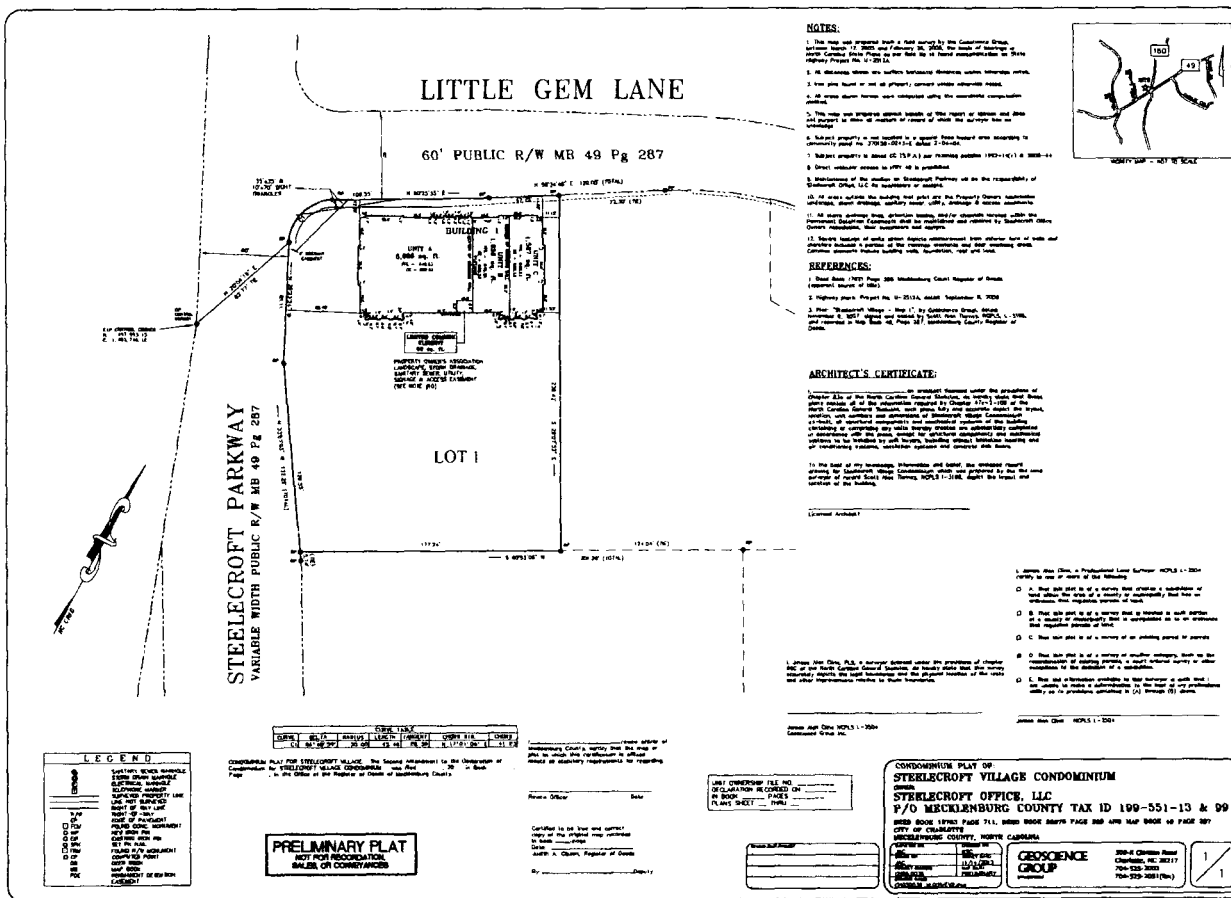
Notary's printed name: John Norman OBrien II

Notary Public

My commission expires: 12-26-12

STAMP/SEAL





NOTES:

- The map was prepared based on field survey by the Geosence Group, Inc. on or about 11/20/11 and 12/1/11. The map was prepared in accordance with the provisions of the North Carolina Surveying and Mapping Act, Chapter 89, and the rules and regulations of the State Surveying Board, Chapter 89C, and the rules and regulations of the State Surveying Board, Chapter 89C.
- The map shows the location of the building and the setbacks therefrom.
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REFERENCES:

- Book 19787 Page 711, Deed Book 48976 Page 288 and Map 6082 & Page 887.
- Chapter 89, North Carolina General Statutes.
- Chapter 89C, North Carolina General Statutes.

ARCHITECT'S CERTIFICATE:

I, the undersigned, being a duly Licensed Architect in the State of North Carolina, do hereby certify that the plat shown on this map is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conform to the provisions of the laws of North Carolina relating to the recording of plats.

LEGEND

Symbol	Description
[Symbol]	Right of Way
[Symbol]	Easement
[Symbol]	Setback
[Symbol]	Property Line
[Symbol]	Building Footprint
[Symbol]	Other

CONDOMINIUM PLAT OF STELECROFT VILLAGE CONDOMINIUM
 The Board of Directors of the Condominium Association of the above described project, hereby certifies that the plat shown on this map is a true and correct copy of the original plat as shown to me by the owner thereof, and that the same conform to the provisions of the laws of North Carolina relating to the recording of plats.

PRELIMINARY PLAT
 NOT FOR RECORDATION
 BASED ON CONVEYANCES

CONDOMINIUM PLAT OF STELECROFT VILLAGE CONDOMINIUM
STELECROFT OFFICE, LLC
P/O MECKLENBURG COUNTY TAX ID 199-551-13 & 99
 DEED BOOK 19787 PAGE 711, DEED BOOK 48976 PAGE 288 AND MAP 6082 & PAGE 887
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

OWNER	STELECROFT OFFICE, LLC
AGENT	GEOSENCE GROUP, INC.
DATE	12/1/11
SCALE	AS SHOWN

GEOSENCE GROUP, INC.
 2814 Capital Blvd.
 Charlotte, NC 28217
 704-333-2000
 704-333-2001 (fax)