

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2015 AUG 14 03:48:46 PM
BK:30206 PG:316-317
FEE:\$26.00
INSTRUMENT # 2015106704

PHETSL



Prepared by and after recording return to:
Susan K. Irvin
P.O. Box 2376
Davidson, NC 28016

TERMINATION OF RESTRICTION

This Termination of Restriction (the "Termination") is executed by Mallard Oaks, LLC, a North Carolina limited liability company, as of the 14th day of August, 2015.

WITNESSETH:

WHEREAS, pursuant to that certain Deed recorded in Book 21383, Page 34, Mecklenburg County Public Registry (the "Deed") Mallard Oaks, LLC ("Grantor") conveyed to Sunridge Charlotte Mallard Oaks, LLC that certain 2.497 acre parcel of land described as Parcel 4, as shown on plat entitled "Mallard Oaks Map 2", recorded in Map Book 42, Page 901, Mecklenburg County Public Registry, North Carolina (the "Property"); and

WHEREAS, in accordance with the provisions of Paragraph 3.b of Exhibit B of the Deed, title to the Property was conveyed subject to the following restriction (the "Restriction"): "The use of the Property shall be restricted to an Extended Stay Hotel and construction of improvements on the Property shall be limited to a maximum heated floor area of forty-four thousand (44,000) square feet"; and

WHEREAS, Grantor at the time of execution of the deed owned Parcels 2 and 3 as shown on the Plat and Grantor is the owner of Parcels 2 and 3 on the date hereof; and

WHEREAS, Grantor desires to terminate the Restriction.

NOW, THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Grantor hereby terminates the Restriction and the Restriction is therefore terminated and of no further force or effect.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has caused this Termination to be executed as of the date hereinabove first written.

MALLARD OAKS, LLC, a North Carolina limited liability company

By: Crosland Manager, LLC a North Carolina limited liability company, its Manager

By: James E Merrifield
James E. Merrifield, Authorized Person

STATE OF North Carolina)
COUNTY OF Mecklenburg)

I, the undersigned notary public, do hereby certify that the above-named James E. Merrifield, as Authorized Person of Crosland Manager, LLC, a North Carolina limited liability company, Manager of Mallard Oaks, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in his capacity as Authorized Person of Crosland Manager, LLC, acting as Manager of Mallard Oaks, LLC.

Witness my hand and official seal this the 14 day of August, 2015.

Kimberly B Young
Notary Public
Printed Name: Kimberly B Young
My Commission expires: 12/11/18

