

MAIL TO DUDLEY HUMPHREY
610 REYNOLDS BLDG
WINSTON-SALEM, N. C.
27102

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

RELEASE

AND

75

CONVEYANCE OF RIGHTS

THIS RELEASE AND CONVEYANCE OF RIGHTS given this 16th day of August, 1974, from LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC., both North Carolina corporations, having their principal offices and places of business in Forsyth County, North Carolina, to MALLARD LAKES ASSOCIATION, a non-profit corporation organized under the laws of the State of North Carolina, having its principal office and place of business in Forsyth County, North Carolina.

W I T N E S S E T H

WHEREAS, LESKIR, INC., formerly Quality Realty Company, was the developer of Mallard Lakes Subdivision, and as developer caused to be executed a certain Deed and Declaration of Restrictive Covenants recorded in Book 965 at Page 332 in the Office of the Register of Deeds of Forsyth County, North Carolina;

WHEREAS, LESKIR, INC. has granted to HUBBARD REALTY OF WINSTON-SALEM, INC. its rights as developer under the provisions of that Deed and Declaration of Restrictive Covenants recorded in said Book 965 at Page 332; and

WHEREAS, LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. had the right under the provisions of said Deed and Declaration of Restrictive Covenants to bring other properties within the jurisdiction of MALLARD LAKES ASSOCIATION and to cause the owners of said properties to become members of MALLARD LAKES ASSOCIATION and entitled to the use of the common area; and

WHEREAS, LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. have agreed to confine their rights to add additional properties to MALLARD LAKES ASSOCIATION to that property acquired by HUBBARD REALTY OF WINSTON-SALEM INC. from LESKIR, INC. in Deed Book 1119 at Pages 62 and 63, Forsyth County Registry, and are desirous of expressing that agreement in this writing:

Drawn by *Dudley Humphrey*
NO TAXABLE
CONSIDERATION

BOOK 1133P0509

4243V2

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid to LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. by MALLARD LAKES ASSOCIATION, the receipt of which is hereby acknowledged, LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. have granted and given, bargained and sold and by these presents do grant, give, bargain, sell and convey unto MALLARD LAKES ASSOCIATION, ITS successors and assigns all right, title and interest of LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. to cause additional properties to be added to the jurisdiction of MALLARD LAKES ASSOCIATION and to cause such property to be subdivided and to permit the owners of the subdivided parcels to become members of MALLARD LAKES ASSOCIATION and otherwise to enjoy all the rights and privileges reserved under the Class A Members in and to the common area as shown on the plat of Mallard Lakes recorded in Plat Book 23, Page 138, Forsyth County Registry; SAVE AND EXCEPT with respect to that property acquired by HUBBARD REALTY OF WINSTON-SALEM, INC. in Deed Book 1119 at Pages 62 and 63, Forsyth County Registry, and with respect to said property in Deed Book 1119 at Pages 62 and 63, the right to cause the same to be brought within the jurisdiction of MALLARD LAKES ASSOCIATION, to cause the same to be subdivided and to permit the owners of the subdivided parcels to become members of MALLARD LAKES ASSOCIATION and specifically to have and enjoy all of the rights and privileges reserved under Class A Members in and to the common area as shown on the plat of Mallard Lakes recorded in Plat Book 23 at Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, is specifically retained.

IN WITNESS WHEREOF, LESKIR, INC. and HUBBARD REALTY OF WINSTON-SALEM, INC. have caused these presents to be executed in their corporate names by their proper officers and their corporate seals to be hereunto affixed the day and year above first written.

ATTEST: [Signature] Secretary
LESKIR, INC.
By [Signature] President

ATTEST: George D. Brown Secretary
HUBBARD REALTY OF WINSTON-SALEM, INC.
By [Signature] President

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STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

This 22nd day of August, 1974, personally came before me, Marie H. Burnette, a Notary Public, Bert L. Bennett, who being by me duly sworn says that he knows the Common Seal of Leskie, Inc. and is acquainted with Jessie K. Glenn, who is the President of said Corporation, and that he, the said Bert L. Bennett, is the Secretary of said Corporation, and saw the said _____ President sign the foregoing instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said _____ President, and that he, the said Bert L. Bennett, signed his name in attestation of the execution of said instrument in the presence of said _____ President of said Corporation.

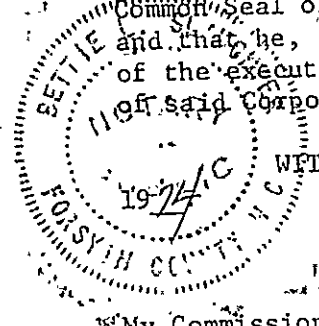
WITNESS my hand and notarial seal, this 22nd day of August, 1974.

Marie H. Burnette
Notary Public

My Commission Expires:
Feb 27, 1976

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

This 16th day of August, 1974, personally came before me, Bettie L. Slaughter, a Notary Public, George D. Bracon, who being by me duly sworn says that he knows the Common Seal of Hubbards Realty of Winton Salem Inc. and is acquainted with Jessie E. Hubbard, who is the President of said Corporation, and that he, the said George D. Bracon, is the Secretary of said Corporation, and saw the said _____ President sign the foregoing instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said _____ President, and that he, the said George D. Bracon, signed his name in attestation of the execution of said instrument in the presence of said _____ President of said Corporation.



WITNESS my hand and notarial seal, this 16th day of August, 1974.

Bettie L. Slaughter
Notary Public

My Commission Expires:
September 1, 1974

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STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Marie H. Burnette and Bettie L. Slaughter, Notaries Public Forsyth Co., N.C. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This instrument was presented for registration and recorded on the 26 day of August 19 74.

Probate fee 50¢ paid.

PRESENTED FOR
REGISTRATION
AND RECORDED

AUG 26 4 07 PM '74
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.
J. B. \$5.00 pd.

Eunice Ayers, Register of Deeds

By Janet Bottoms Deputy-Assistant

BOOK 1133P0512

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