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Lincoln County, North Carolina
Danny R. Hester, Register of Deeds

Prepared by & Return to: Ellen B. Fichtelman, The Jonas Law Firm, PLLC, P.O. Box 1594, Denver, NC

STATE OF NORTH CAROLINA)
)
COUNTY OF LINCOLN)

RELEASE of DECLARATION OF RESTRICTIONS
LOTS 406-408, VERDICT RIDGE

THIS RELEASE OF DECLARATION OF RESTRICTIONS, is dated this 10th day of April 2024, by **H. Edward Knox**, wife, **Frances S. Knox** and **VERDICT RIDGE DEVELOPMENT COMPANY, LLC**, a North Carolina limited liability company (the "Declarant") and supplements that certain Declaration of Covenants, Conditions and Restrictions for the Verdict Ridge Subdivision (the "Original Declaration") dated March 2, 1999 and recorded on March 3, 1999 in Book 1099, Page 247, as amended and supplemented, in the Office of the Register of Deeds for Lincoln County, North Carolina.

WITNESSETH:

WHEREAS, that certain Supplement to Declaration of Covenants, Conditions and Restrictions for the Verdict Ridge Subdivision as recorded in Deed Book 2052 at Page 164 and Deed Book 2444, Page 337 in the Lincoln County Public Registry (hereinafter collectively referred to as the "Supplemental Declaration"), imposed certain additional protective and restrictive covenants specifically for the patio homes property on the lots located in Verdict Ridge Subdivision as designated on those certain plats as recorded in Plat Book 15 at Page 494, Plat Book 15 at Page 495, and Plat Book 16, Page 26 in the Lincoln County Public Registry (hereinafter referred to as the "Plats"); and

WHEREAS, Declarant is the true and lawful owner of Lot 406 as shown on Plat Book 26, Page 6, formerly Lots 406-408 as shown on Plat Book 15, Page 494 of Verdict Ridge as acquired by Deed recorded in Book 3296, Page 337, Lincoln County Public Registry, and

WHEREAS, Declarant desires the sell Lot 406 free and clear from the Supplemental Declaration, and

submitted electronically by "The Jonas Law Firm - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lincoln County Register of Deeds.

WHEREAS, the Declarant, is specifically empowered to amend the Original Declaration for the purpose of developing the property and meeting all reasonable needs of such property pursuant to Article XIII, §3 of the Original Declaration; and

WHEREAS, Declarant desires to amend the Original Declaration in the manner and for the purposes herein set forth, such amendments and modifications to only apply to those Lot Owners owning and/or residing on 409 through 432.

NOW THEREFORE, in consideration of the foregoing, and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. This release shall apply only to Lot 406, per plat thereof recorded in Plat Book 26 at Page 2 in the Office of the Register of Deeds for Lincoln County (previously Lots 406-408 per plat thereof recorded in Plat Book 15 at Page 494 in the Office of the Register of Deeds for Lincoln County), and not to any other lot in said subdivision.
2. Declarant does hereby release and discharge Lot 406 from all of the covenants, conditions and restrictions set forth in the Supplemental Declaration; and Declarant, its successors and assigns shall own and have the right to convey Lots 406 free and clear from the Supplemental Declaration. Lot 406 shall still be subject to the Original Declaration and all covenants therein shall remain in full force and effect.
3. Except as otherwise provided herein, the Supplemental Declaration and all covenants therein shall be and remain in full force and effect.


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[SIGNATURES APPEAR ON FOLLOWING PAGES]

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

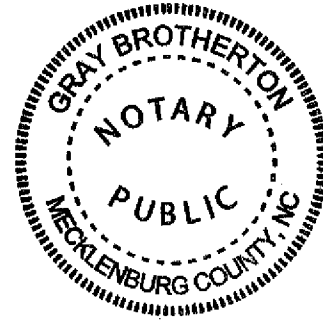
The undersigned, a Notary Public of the State and County aforesaid, does hereby certify that FRANCES S. KNOX, the Declarant of the Verdict Ridge Subdivision, personally came before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed.

Witness my hand and notarial seal this the 10th day of April 2024.



Notary Public

Notary Seal
My Commission Expires: 7/17/2027



STATE OF NORTH CAROLINA
COUNTY OF Lincoln

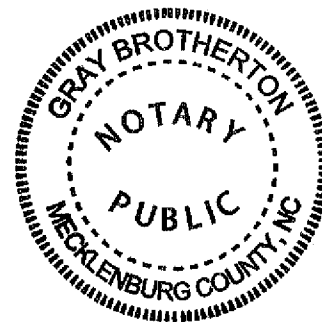
The undersigned, a Notary Public of the State and County aforesaid, does hereby certify that J. SCOTT KNOX, as Manager of VERDICT RIDGE DEVELOPMENT COMPANY, LLC, the Declarant of the Verdict Ridge Subdivision, personally came before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed.

Witness my hand and notarial seal this the 10th day of April 2024.



Notary Public

Notary Seal
My Commission Expires: 7/17/2027



IN WITNESS WHEREOF, Owners and Grantee have caused this instrument to be executed as of the day and year below written.

DECLARANT:

[Signature] (SEAL)
H. Edward Knox

[Signature] (SEAL)
Frances S. Knox

VERDICT RIDGE DEVELOPMENT COMPANY, LLC

BY: [Signature] (SEAL)
J. Scott Knox, Manager

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

The undersigned, a Notary Public of the State and County aforesaid, does hereby certify that H. EDWARD KNOX, the Declarant of the Verdict Ridge Subdivision, personally came before me this day and acknowledged the due execution of the foregoing instrument as his/her act and deed.

Witness my hand and notarial seal this the 10th day of April 2024.

[Signature]
Notary Public

Notary Seal
My Commission Expires: 7/17/2027

