

D: DEED B: 5039 P: 176

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Rebecca J. Walden

Clerk of Superior Court, Glynn County, GA

eFile Participant IDs: 7208323098

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue

Savannah, Georgia 31401

ATTN: Robert B. Brannen, Jr.

(912) 644-5721

File No.: 10311-0080

Please cross-reference to:

1) Deed Book 1929, page 207

ASSIGNMENT OF DECLARANT'S RIGHTS

for

MAJESTIC OAKS SUBDIVISION

THIS ASSIGNMENT OF DECLARANT'S RIGHTS is made this 31st day of October, 2024, from **SPARTAN DEVELOPMENT GROUP, INC.**, a Florida corporation ("**Assignor**") to **SIMCOE INVESTMENT GROUP, LLC**, a Georgia limited liability company ("**Assignee**").

WITNESSETH:

WHEREAS, Assignor executed and recorded that Declaration of Protective Covenants by Spartan Development Group, Inc., dated April 20, 2006, and recorded in Deed Book 1929, page 207, Glynn County, Georgia records, as amended by that Supplemental Declaration of Protective Covenants for Majestic Oaks Subdivision by Spartan Development Group, Inc., dated January 25, 2024, and recorded in Deed Book 4932, page 347, Glynn County, Georgia records, as amended by that Supplemental Declaration of Protective Covenants for Majestic Oaks Subdivision by Spartan Development Group, Inc., dated April 29, 2024, and recorded in Deed Book 4967, page 85, Glynn County, Georgia records, as amended by that Supplemental Declaration of Protective Covenants for Majestic Oaks Subdivision by Spartan Development Group, Inc., dated October 31, 2024, and recorded in Deed Book 37, page 79, Glynn County, Georgia records, together with all amendments, modifications, supplements, and restatements thereof (hereinafter collectively referred to as the "**Declaration**"), with respect to Majestic Oaks Subdivision as more particularly described in the Declaration (the "**Property**"); and

WHEREAS, Assignor is the Declarant under the Declaration; and


WHEREAS, Assignor desires to designate Assignee as the "Declarant" under the Declaration, as such term is used and defined therein;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of ten dollars (\$10.00) in hand to it paid by Assignee, Assignor does hereby transfer and assign to Assignee, and Assignee does hereby accept all of the Declarant's rights as set forth in the Declaration, and Assignor does hereby designate Assignee as the "Declarant" under the Declaration, as such term is used and defined therein.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Assignment of Declarant's Rights as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

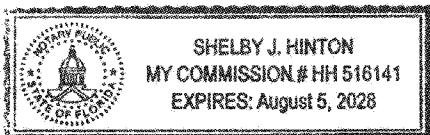

Unofficial Witness


Notary Public

My Commission Expires:


August 5, 2028

[NOTARY SEAL]



ASSIGNOR:

SPARTAN DEVELOPMENT GROUP,
INC., a Florida Corporation

By: 
Richard R. Dostie, Jr.
Title: Vice President/Secretary

Attest: 
Christopher C. Dostie
Title: Vice President/Secretary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

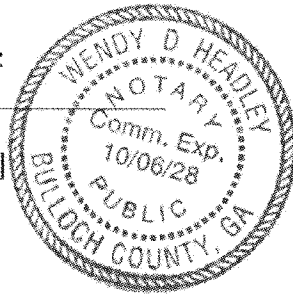
Signed, sealed and delivered
in the presence of:

Shelley Heycock
Unofficial Witness

[Signature]
Notary Public

My Commission Expires:

[NOTARY SEAL]



ASSIGNEE:

SIMCOE INVESTMENT GROUP, LLC, a
Georgia limited liability company

By:

[Signature]
William Clayton Price, as Manager