

26.00

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 1/15/2021

Instrument Type: ASGMT

Number of Parcels: 1 Number of Pages: 4

City County CHESTERFIELD
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor:

Grantee:

Business/Name

- 1 Grantor: HILL, GLENN M
- 2 Grantor: BAILEY, CHARLES E
- 1 Grantee: PROPERTY OWNERS' ASSOCIATION OF CARTER'S MILL EAST, INC.
- 2 Grantee: CARTERS MILL EAST PROPERTY OWNERS ASSOCIATION, INC.

Grantee Address

Name: PROPERTY OWNERS' ASSOCIATION OF CARTER'S MILL EAST, INC.

Address:

City: State: VA Zip Code:

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: City County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 732649729100000 ✓

Short Property Description:

Current Property Address:

City: CHESTERFIELD State: VA Zip Code: 23838

Instrument Prepared By: CHADWICK WASHINGTON Recording Paid By: CHADWICK WASHINGTON

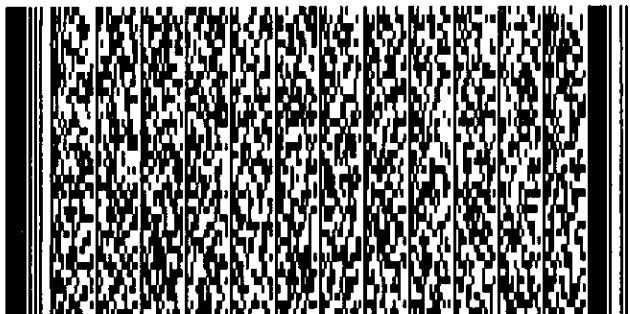
Recording Returned To: CHADWICK WASHINGTON MORIARTY ELMORE & BUNN

Address: 201 CONCOURSE BLVD., SUITE 101 ✓

City: GLEN ALLEN State: VA Zip Code: 23059

RECORDED IN
CHESTERFIELD COUNTY, VA
WENDY S. HUGHES
CLERK OF CIRCUIT COURT
FILED Feb 10, 2021
AT 11:29 am
BOOK 13235
START PAGE 0942
END PAGE 0946
INSTR # 210009024

TIB
(Area Above Reserved For Deed Stamp Only)



Prepared by and return to:
Chadwick Washington Moriarity, Elmore and Bunn P.C.
201 Concourse Blvd, Suite 101
Glen Allen, VA 23059
804-346-5400

Parcel Id # 732649729100000

ASSIGNMENT AND ASSUMPTION OF RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF RIGHTS is made this 15th day of January, 2021, by and between **GLENN M. HILL and CHARLES E. BAILEY** (“Assignors”)(“**Grantors**” for indexing purposes), and **PROPERTY OWNERS’ ASSOCIATION OF CARTER’S MILL EAST, INC. d/b/a CARTERS MILL EAST PROPERTY OWNERS ASSOCIATION, INC., a Virginia nonstock corporation** (“the Association” or “Assignee”)(“**Grantee**” for indexing purposes.)

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Property Owners’ Association of Carter’s Mill East, Inc. Subdivision, Chesterfield County, Virginia, was recorded on December 17, 2003 in the Clerk’s Office for the Circuit Court of Chesterfield County, Virginia in Deed Book 5527, Page 93, as amended (“Declaration”);

WHEREAS, Article V, Section 3 of the Declaration provides for an architectural control committee (“Committee”) comprised of Glenn M. Hill and Charles E. Bailey, or their legally designated representatives;

WHEREAS, Glenn M. Hill and Charles E. Bailey, as evidenced by their endorsements to this instrument, intend and desire for their legally designated representative on the Committee, pursuant to Article V, Section 3 of the Declaration, to be solely and wholly the Property Owners’ Association of Carter’s Mill East, Inc. d/b/a Carters Mill East Property Owners Association, Inc. (hereafter, and collectively, the “Association”);

WHEREAS, the Association acknowledges and agrees to assume said rights, obligations, reservations, and privileges of the Committee as set forth in the Declaration; and

NOW, THEREFORE, in consideration of the foregoing, Glenn M. Hill and Charles E. Bailey hereby convey and assign unto Property Owners’ Association of Carter’s Mill East, Inc. d/b/a Carters Mill East Property Owners Association, Inc. the following:

1. The recitals above are expressly incorporated by reference herein.
2. The Association shall be the sole and full representative of the Committee as established by Article V, Section 3 of the Declaration.
3. It is the intent of Glenn M. Hill and Charles E. Bailey that their rights, duties, obligations and privileges under Article V, Section 3 of the Declaration are completely surrendered by them and fully assigned to the Association as the Assignee and designated

representative of the Committee as contemplated by Article V, Section 3 of the Declaration.

4. It is the intent of the Association to assume all of the rights, duties, obligations and privileges of Glenn M. Hill and Charles E. Bailey as the Committee pursuant to Article V, Section 3 of the Declaration.

5. This Assignment is limited to the terms herein.

6. This Assignment shall be recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia.

IN WITNESS WHEREOF, the parties, as evidenced by their signatures below, agree to these terms and conditions this 15th day of January, 2021.

[THIS SPACE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGES TO FOLLOW]

GLENN M. HILL

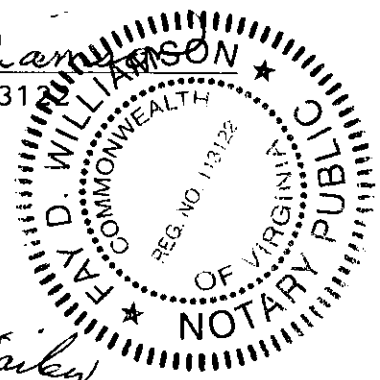
Glenn M. Hill

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Chesterfield, to-wit:

The foregoing instrument was acknowledged before me this 15th day of
January, 2021, by Glenn M. Hill.

My commission expires: 10/31/21
Notary Registration #: 113122

Jay D. Williamson
Notary Public #113122



CHARLES E. BAILEY

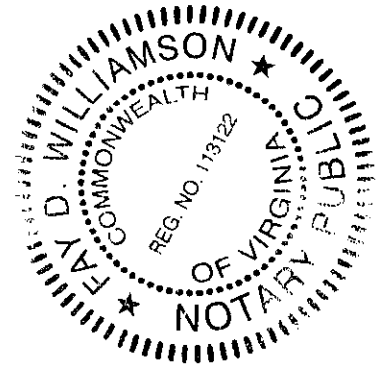
Charles E. Bailey

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Chesterfield, to-wit:

The foregoing instrument was acknowledged before me this 15th day of
January, 2021, by Charles E. Bailey.

My commission expires: 10/31/21
Notary Registration #: 113122

Jay D. Williamson
Notary Public #113122



PROPERTY OWNER'S ASSOACOATION OF
CARTER'S MILL EAST, INC., d/b/a CARTER'S
MILL EAST PROPERTY OWNER'S
ASSOCIATION, INC. a Virginia nonstock
corporation

By: Albert J. Arnold

Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Chesterfield to-wit:

The foregoing instrument was acknowledged before me this 1st day of
February, 2021, by Albert J. Arnold, President of
PROPERTY OWNER'S ASSOCIATION OF CARTER'S MILL EAST, INC. d/b/a CARTER'S
MILL EAST PROPERTY OWNER'S ASSOCIATION, INC., a Virginia nonstock corporation,
on behalf of the corporation.

My commission expires: 11/30/2024
Notary Registration #: 7700464

Dorothy Maxine Small
Notary Public

