

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS (this "Assignment") is made and executed to be effective as of the 24 day of February 2021 (the "Effective Date"), by LAKE CONROE HOLDINGS, LLC, a Texas limited liability company ("Assignor") and WB CONROE LLC, a Texas limited liability company (collectively "Assignee").

**WITNESSETH:**

WHEREAS, on April 29, 2019, Assignor, as "Declarant", executed that certain Declaration of Covenants, Conditions and Restrictions for The Reserve on Lake Conroe, which is recorded under Document #: 2019034750 of the Official Public Records of Montgomery County, Texas (the "CCR"), placing certain covenants, conditions and restrictions of record against and running with title to real property more particularly described in the CCR from time to time and related to the master planned community known as "The Reserve on Lake Conroe".

WHEREAS, Assignor desires to assign and convey all of its rights, interests, privileges, powers and authorities of Assignor as "Declarant" (the "Assigned Declarant's Rights") under the CCR relating to the real property described in the CCR to Assignee, and Assignee desires to accept such assignment and assume all obligations, liabilities and duties of Assignor as "Declarant" under the CCR as related to the real property described in the CCR (the "Assigned Declarant's Obligations").

NOW, THEREFORE, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby ASSIGNS, TRANSFERS, CONVEYS, and SETS OVER unto Assignee the Assigned Declarant's Rights, and Assignee hereby accepts such assignment and assumes the Assigned Declarant's Obligations.

*EF# 210255-KW01*

This Assignment shall be governed by and construed in accordance with the laws of the State of Texas, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

*[Signatures on the Following Pages]*

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment to be effective as of the Effective Date.

**ASSIGNOR:**

LAKE CONROE HOLDINGS, LLC,  
a Texas limited liability company

By: [Signature]

Name: Alex Zella

Title: Manager

STATE OF Illinois

COUNTY OF Cook

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§  
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This instrument was acknowledged before me on this 23 day of February 2021, by Alex Zella, Manager of LAKE CONROE HOLDINGS, a Texas limited liability company, on behalf of said limited liability company.



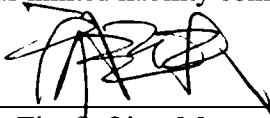
[Seal]

[Signature]  
Notary Public in and for the State of Illinois

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment to be effective as of the Effective Date.

**ASSIGNEE:**

WB CONROE LLC,  
a Texas limited liability company

By:   
Tingfu Qiao, Manager

STATE OF Texas

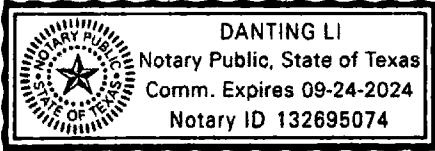
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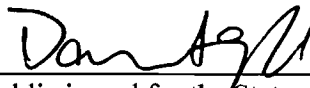
COUNTY OF Harris

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This instrument was acknowledged before me on this 23 day of February 2021, by Tingfu Qiao, Manager of WB CONROE LLC, a Texas limited liability company, on behalf of said limited liability company.



  
Notary Public in and for the State of Texas

[Seal]

**E-FILED FOR RECORD**

02/26/2021 12:37PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**02/26/2021**



County Clerk  
Montgomery County, Texas