

**ASSIGNMENT OF DECLARANT RIGHTS
(VILLAS AT KINGS HARBOR TOWNHOMES)**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This ASSIGNMENT OF DECLARANT RIGHTS (this "*Assignment*") is made and entered into as of September 12, 2019 (the "*Effective Date*"), by and between MHI PARTNERSHIP, LTD., a Texas limited partnership ("*Assignor*") and WB PEARLAND LLC, a Texas limited liability company ("*Assignee*").

FOR VALUE RECEIVED, Assignor in its capacity as declarant under the Declaration (hereinafter defined) hereby grants, conveys, sells, assigns and transfers to Assignee all of Assignor's rights, authority, privileges, and interest (collectively, the "*Declarant Rights*") as declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Villas at Kings Harbor Townhomes recorded under Clerk's File No. 20070511311 in the Official Public Records of Real Property of Harris County, Texas, as the same may have been amended (the "*Declaration*").

Assignee hereby assumes all the Declarant Rights under the Declaration from and after the Effective Date and agrees, for the benefit of Assignee, to perform and discharge all the Declarant Rights under the Declaration from and after the Effective Date.

Assignor agrees to indemnify and hold Assignee harmless from and against any and all losses, damages, claims and expenses, including, without limitation, reasonable attorneys' fees, sustained or incurred by Assignee due to the gross negligence or willful misconduct of Assignor prior to the Effective Date in exercising the Declarant Rights. Assignee agrees to indemnify and hold Assignor harmless from and against any and all losses, damages, claims and expenses, including, without limitation, reasonable attorneys' fees, sustained or incurred by Assignor due to the gross negligence or willful misconduct of Assignee after the Effective Date in exercising the Declarant Rights.

This Assignment may be executed in several counterparts, and/or by execution of counterpart signature pages which may be attached to one or more counterpart, and all so executed shall constitute one Assignment binding on Assignor and Assignee, notwithstanding that Assignor and Assignee are not signatory to the original or the same counterpart.

All the terms of this Assignment, whether so expressed or not, shall be binding upon and inure to the benefit of the respective successors and assigns of Assignor and Assignee.

[SIGNATURE PAGES FOLLOW]

CHICAGO TITLE
OF 09/19/2019

RP-2019-419288

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be duly executed as of the Effective Date set forth above.

ASSIGNOR:

MHI PARTNERSHIP, LTD.,
a Texas limited partnership

By: McGuyer Homebuilders, Inc.,
Its General Partner

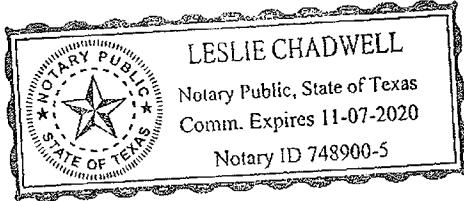
By: *[Signature]*

Name: ANN CHENG
Title: CLOSING AGENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 12, 2019, by Ann Cheng, the Closing Agent of McGuyer Homebuilders, Inc., the General Partner of MHI PARTNERSHIP, LTD., a Texas limited partnership, on behalf of said entity.

[Signature]
Notary Public, State of Texas



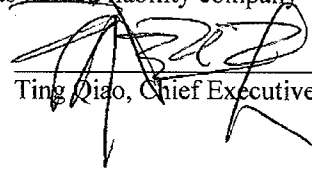
COPY

RP-2019-419288

UNOFFICIAL COPY

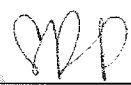
ASSIGNEE:

WAN BRIDGE LAND LLC,
a Texas limited liability company

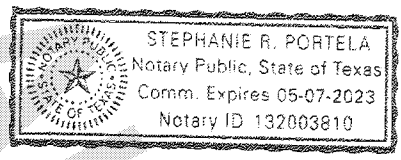
By: 
Ting Qiao, Chief Executive Officer

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on September 16, 2019, by Ting Qiao, the Chief Executive Officer of WAN BRIDGE LAND LLC, a Texas limited liability company, on behalf of said entity.



Notary Public – State of Texas



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Pages 4
09/20/2019 02:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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