

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2018 JUL 12 03:46:33 PM
BK:32824 PG:882-884
FEE:\$26.00
INSTRUMENT # 2018087184

TAYLOR



Draw by and Mail To:
Kenneth R. Raynor
Raynor Law Firm
1822 Cleveland Avenue
Charlotte, NC 28203

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

FOURTH AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR
FACTORY SOUTH CONDOMINIUMS

THIS FOURTH AMENDMENT TO DECLARATION is made and entered into this 9th day of July, 2018, by GA HOLDINGS, LLC, a North Carolina limited liability company, of Mecklenburg County, for itself, its heirs, successors, grantees and assigns.

WITNESSETH:

WHEREAS, Factory South Development, LLC created the Factory South Condominiums by recordation of a Declaration of Condominium, pursuant to the provisions of the North Carolina Condominium Act, dated February 4, 1997, and filed for record on February 5, 1997 in Book 8922 at Page 17, et. seq., and in Unit Ownership File No. 420, in the Mecklenburg County Public Registry (hereinafter referred to as the "Declaration"); and

WHEREAS, the Declaration provides in Article II, Section 5 that Declarant or any subsequent owner of the "Commercial Unit" has the right to subdivide the Commercial Unit of the condominiums, known as Unit 101; and

WHEREAS, the Commercial Unit was conveyed to GA Holdings, LLC by deed dated May 18, 1998 and recorded in Book 9685, at Page 231, in the Office of the Register of Deeds for Mecklenburg County, North Carolina; and

WHEREAS, GA Holdings, LLC, previously subdivided Unit 101 into two (2) units by the recording of an Amendment to the Declarations recorded in Book 12529 at Page 365 as well as in Unit Ownership File 420 in the Mecklenburg County Public Registry;

WHEREAS, GA Holdings, LLC, subsequently subdivided Unit 101 into three (3) units by the recording of an Amendment to the Declarations recorded in Book 22616 at Page 736 as well as in Unit Ownership File 420 in the Mecklenburg County Public Registry;

WHEREAS, GA Holdings, LLC now owns Unit 101 and desires to further subdivide Union 101 into three (3) additional separate and distinct condominium units;

NOW, THEREFORE:

1. GA Holdings, LLC, by the filing of this Amendment to the Declaration, does hereby subdivide Unit 101 as described in the Unit Ownership File #420 into three (3) separate units to be hereafter described as Unit 101, Unit 101-A and Unit 101-C as shown on the Amendment to the Unit Ownership File hereinafter referenced, and the percentage interest of the new units in the Common Elements shall hereinafter be:

<u>UNIT</u>	<u>PERCENTAGE INTEREST</u>
Unit 101	2.6
Unit 101-B	4.32
Unit 101-D	<u>8.73</u>
Total	<u>15.65</u>

2. Filed simultaneously herewith and expressly made a part of Unit Ownership File No. 420 are the revised plans for the Commercial Unit, or Unit 101, which creates the three (3) units described above.

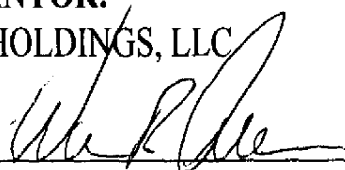
3. This Amendment to Declaration does not divest any owner or mortgage holder of any portion of a unit and does not materially alter the plan and development of the condominium as set forth in the Declaration.

Upon recordation of the Amendment, the three Units created herein shall be defined as per the Declaration as if originally created therein, entitled to all of the benefits and subject to all of the obligations contained therein. Except as specifically amended herein, the Declaration shall continue in full force and effect as originally recorded.

IN WITNESS WHEREOF, GA Holdings, LLC has caused these presents to be executed as of the day and year first above written.

GRANTOR:

GA HOLDINGS, LLC



By: William B. Allen

Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On this the 9th day of July, 2018, before me personally appeared William B. Allen on behalf of GA Holdings, LLC, to me known to be the person described herein and who executed the foregoing instrument, and (s)he acknowledged that (s)he voluntarily executed the same.

Shawn Heath Cook

NOTARY PUBLIC

My Commission Expires: 2-28-2023

