

ASSIGNMENT OF DECLARANT RIGHTS

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS THAT:**
COUNTY OF GUADALUPE §

WB W KLEIN LAND LLC, a Texas limited liability company (“**Assignor**”), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Assignor in hand paid by **WBWT WEST END ESTATES LLC**, a Delaware limited liability company (“**Assignee**”), whose mailing address is 5210 Spruce St., Bellaire, Texas 77401, the receipt and sufficiency of which consideration are hereby acknowledged and confessed has **ASSIGNED, TRANSFERRED, AND CONVEYED**, and by these presents does hereby **ASSIGN, TRANSFER, AND CONVEY** unto Assignee all rights and powers owned by Assignor, as “**Declarant**”, under the Master Condominium Declaration for West End Estates Land Condominium (the “**Declaration**”) filed of record in the Office of the County Clerk of Guadalupe County, Texas, under Document No.: 202399026081, of the Condominium Records of Guadalupe County, Texas, (collectively, the “**Declarant Rights**”).

Assignor has executed and delivered this Assignment of Declarant Rights and has assigned, transferred, and conveyed such Declarant Rights, and Assignee has received and accepted this Assignment of Declarant Rights, without representation or warranty of any kind whatsoever, express or implied.

Upon the execution and delivery of this Assignment of Declarant Rights, Assignor and Assignee agree that Assignor is relieved of all duties, obligations, undertakings, and agreements binding upon “**Declarant**” pursuant to the Declaration which first arise or accrue after the date hereof and Assignee shall perform all duties, obligations, undertakings, and agreements binding upon “**Declarant**” pursuant to the Declaration which first arise and accrue on and after the date hereof.

[signature on following page]

EXECUTED to be effective as of October 20, 2023.

DECLARANT:

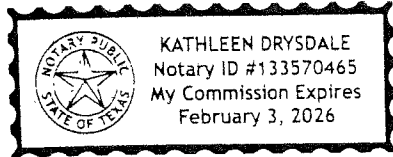
WB W KLEIN LAND LLC, a
Texas limited liability company

By: [Signature]
Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 18th day of October, 2023, by Ting Qiao, the Manager of WB W Klein Land LLC, a Texas limited liability company, on behalf of said limited liability company.

[S E A L]



[Signature]
Name: Kathleen Drysdale
Notary Public in and for the
State of Texas

My Commission Expires: Feb. 3, 2026

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399026195
Recorded On: October 20, 2023 02:51 PM
Total Pages: 3
Total Fees: \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX