

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/29/2024 3:34:21 PM
Fee Amt: \$26.00 Page 1 of 6
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK 4557 PG 48 - 53

(Above Space for Recorder's Use)

Prepared By: Christian E. Porter, Attorney
File: Colombo, Kitchin, Dunn, Ball & Porter, LLP
1698 E. Arlington Blvd., Greenville, NC 27858

**AMENDMENT TO AND WITHDRAWAL FROM
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR DIXON GROVE SUBDIVISION RECORDED IN
DEED BOOK 4519, PAGE 587 OF THE PITT COUNTY PUBLIC REGISTRY**

THIS AMENDMENT TO AND WITHDRAWAL FROM DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DIXON GROVE SUBDIVISION RECORDED IN DEED BOOK 4519, PAGE 587 OF THE PITT COUNTY PUBLIC REGISTRY is made on the date hereinafter set forth by SUTTON LAND HOLDINGS, LLC, a North Carolina limited liability company (hereinafter collectively referred to as "Declarant"); ACREW, LLC, a North Carolina limited liability company (hereinafter referred to as "ACREW"); and DIXON GROVE HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Dixon Grove Subdivision were previously recorded in Deed Book 4519, Page 587, of the Pitt County Public Registry (the "Declaration") subjecting certain property described therein to the terms of the Declaration; and

WHEREAS, Article IX, Section 3 of the Declaration provides that the Declaration may be amended by action of not less than seventy-five percent (75%) of the lot owners; and

Submitted electronically by "Colombo Kitchin Dunn Ball & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pitt County Register of Deeds.

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WHEREAS, ACREW is the owner of certain real property located in Pitt County, North Carolina, which is more particularly described on **Exhibit A** attached hereto and made a part hereof by reference (the "ACREW Property") which is currently subject to the Declaration; and

WHEREAS, ACREW has requested that the ACREW Property be withdrawn from the coverage of the Declaration and all current owners the property subject to the Declaration, the Declarant, and the Association have agreed to such withdrawal as hereinafter set forth.

NOW, THEREFORE, all of the undersigned owners being all of the current owners of any of the properties covered by the Declaration, the Declarant, and the Association, do hereby covenant and agree that the Declaration is hereby amended for the purpose of withdrawing from the coverage of the Declaration the ACREW Property, which is more particularly described on **Exhibit A** and that said Declaration shall no longer be of any force or effect to the ACREW Property.

Except as amended herein, the Declaration shall remain in full force and effect as to all of the remaining property covered by the Declaration.

IN WITNESS WHEREOF, the undersigned owners of the properties covered by the Declaration, the Declarant, and the Association have duly executed this instrument on this the 26 day of August, 2024.

[signatures follow on subsequent pages]

Amendment and Withdrawal
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SUTTON LAND HOLDINGS, LLC

By: 
Darren Sutton, Manager

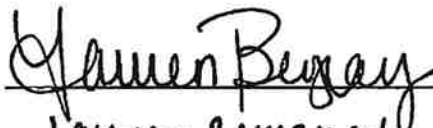
STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Darren Sutton, Manager of Sutton Land Holdings, LLC

Witness my hand and Notary Seal this the 26 day of August, 2024.

[Affix Notary Seal Below]

Notary Signature: 
Notary Print Name: Lauren Berezney
Notary Public

My Commission Expires: 2/6/29



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ACREW, LLC

By: Charles Robinson
Charles Robinson, Manager

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles Robinson, Manager of ACREW, LLC

Witness my hand and Notary Seal this the 23 day of August, 2024.

[Affix Notary Seal Below]

Notary Signature: Lauren Berezney
Notary Print Name: Lauren Berezney
Notary Public

My Commission Expires: 2/4/29



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DIXON GROVE HOMEOWNERS ASSOCIATION, INC.

By: 
Darren Sutton, President

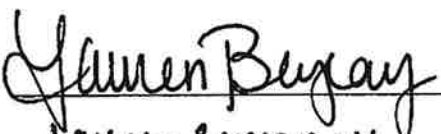
STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Darren Sutton, President of Dixon Grove Homeowners Association, Inc.

Witness my hand and Notary Seal this the 26 day of August, 2024.

[Affix Notary Seal Below]

Notary Signature: 
Notary Print Name: Lauren Berezney
Notary Public

My Commission Expires: 2/6/29



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EXHIBIT A

All those certain lots or parcels of land lying and being in Pitt County, North Carolina and being more particularly described as follows:

Lying and being in Grimesland Township, Pitt County, North Carolina and being all of Lots 1, 2, and 3 of Dixon Grove, Phase 1 as shown on map recorded in Map Book 91, Page 62, Pitt County Registry.

4866-4282-7995, v. 1