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ID-1A Form Approved 1953, High Point Bar Association

This Deed, Made this 16th day of May, 1970, by and between H.S. RAGAN, Jr. and wife LONITA S. RAGAN hereinafter called Grantor, and GEROGE F. SHAW of Randolph County and State of North Carolina,

of Randolph County and State of North Carolina, hereinafter called Grantee. WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Level Cross Township, Randolph County, North Carolina, described as follows:

BEING ALL OF LOTS NUMBERS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27; and also ALL OF LOTS NUMBERS 31, 32, 33, 34, 35, 36, 37 and 38 of the "BRISTOL RIDGE" Subdivision, a map of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 13, at Page 88

Restrictions:

- 1. This property shall be used for residential purposes only; if mobile home, only one to each lot.
2. There shall be no nunk automobiles allowed on the property.
3. No residence shall be built or placed nearer the front property line than 40 feet.
4. All sewage disposal shall be made through the use of approved septic tanks.
5. No residence shall be built that shall have less than 850 square feet of floor space.



The above land was conveyed to Grantor by Tulla D. Jupp See Book No. 804, Page 543. TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever. And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever. When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

Notary signatures and seals for H.S. Ragan, Jr. and Lonita S. Ragan.

STATE OF NORTH CAROLINA - Randolph COUNTY I, Hazel S. Albertson, a Notary Public of said County, do hereby certify that H.S. Ragan, Jr. and wife Lonita S. Ragan

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 16th day of May, 1970. My Commission Expires: May 20, 1970. Hazel S. Albertson, Notary Public

STATE OF NORTH CAROLINA - COUNTY I, a Notary Public of said County, do hereby certify that

NORTH CAROLINA - Randolph County The foregoing certificate(s) of Hazel S. Albertson, Notary Public of Randolph Co

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book Page This 6th day of August, 1970 at 3:00 o'clock P.M.

Annie Shaw, Register of Deeds By Annie Shaw, Register of Deeds

Filed for registration on the day of 19 at o'clock M., and duly recorded in the Office of the Register of Deeds of County, N. C., in Book Page