

STATE OF NORTH CAROLINA

Randolph County.

This Deed Made this 14th day of

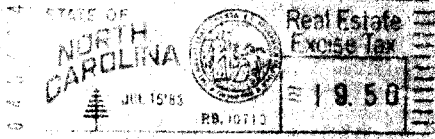
July, A. D. 1983 by and between

Phillip R. Craven, Attorney-in-Fact for William Bradley Kirby, Karen C. Craven (wife of Phillip R. Craven), Donald C. Bristow and wife, Martha K. Bristow, S. Neal Craven and wife, Aretta S. Craven, and Phillip R. Craven, Individually,

of the County of Randolph and State of North Carolina

Parties of the first part, and

J. Jones Adams,



of the County of Randolph and State of North Carolina,

part of the second part:

WITNESSETH, that the said parties of the first part, in consideration of Ten Dollars and other good and valuable considerations (\$10.00 over)

to them paid by the part of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these present do grant, bargain, sell and convey unto the said party of the second part and

her heirs, all that certain tract or parcel of land, situate, lying and being in Back Creek Township, Randolph County, State of

North Carolina, and more particularly described and defined as follows:

BEGINNING at an iron pipe in the West line of Lake Country Drive, said point being the following courses and distances from the center of Green's Branch: North 22 degrees 50 minutes 45 seconds East 135.86 feet; thence along a curved line, a chord course and distance of North 14 degrees 51 minutes 40 seconds East 60.99 feet (said curve having a radius of 219.30 feet and a length of 61.18 feet); thence North 6 degrees 52 minutes 33 seconds East 360.70 feet to an iron pipe, the Beginning point; thence from said beginning point, North 87 degrees 47 minutes 20 seconds West 909.31 feet to an iron pipe in the line of the City of Asheboro; thence with the line of the City of Asheboro, North 45 degrees 43 minutes 12 seconds East 77.62 feet to a concrete monument; thence continuing with the line of the City of Asheboro, North 6 degrees 52 minutes 33 seconds East 220.00 feet to an iron pipe; thence South 86 degrees 11 minutes 45 seconds East 921.17 feet to an iron pipe in the West line of Lake Country Drive; thence South 34 degrees 53 minutes 30 seconds West 75.00 feet along Lake Country Drive; thence along a curved line, a chord course and distance of South 20 degrees 53 minutes West 111.55 feet (said curve having a radius of 230.41 feet and a length of 112.67 feet); thence South 6 degrees 52 minutes 33 seconds West 81.40 feet to the Beginning, containing 5.337 acres.

The description as herein used is in accordance with an unrecorded plat entitled "Lake Country, Section 1," dated July, 1982, prepared by Clotus Craven, RLS, Asheboro, North Carolina.

This conveyance is made by the parties of the first part, the owners, and accepted by the party of the second part, the buyer, subject to the following restrictive covenants which shall run with the land and apply to the property in the hands of the party of the second part, and all future owners thereof:

1. Said property may be divided into lots only in conformity with applicable governmental regulations and no building shall be erected or allowed to remain on any lot having a frontage of less than 100 feet.
2. Said property shall be used for residential purposes only and no structures other than for a residence shall be erected or allowed to remain on any lot except the following:
  - A. One or two-car garage which may include quarters for servants.
  - B. Horse barn or stables.
  - C. Outbuildings for domestic use or household pets provided the same are architecturally compatible with the dwelling.
3. No dwelling shall be erected or allowed to remain on said property if the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than twelve hundred (1200) square feet in the case of a one-story structure or less than eleven hundred (1100) square feet in the case of a one and one-half story or two-story structure.
4. No residence of a temporary character shall be erected or allowed to remain on said property, and no trailer, basement, tent, shack, garage, barn or other outbuilding erected on said property shall be used as a residence either permanently or temporarily.
5. Said property shall not be used for business, manufacturing or commercial purposes, nor shall any animals or fowls be kept or allowed to remain on said property for commercial purposes, and no animals or fowls other than household pets shall be kept or allowed to remain on said property for any purpose, except horses, nor shall anything be done on said property which is a nuisance or any annoyance to the community in which said property is located.
6. Owners reserve an easement for and the right at any time in the future to grant rights of way for installation and maintenance of public utilities across, on, or under said property at a distance of not more than 5 feet from the front line thereof, but such rights of way must be used so as to interfere as little as possible with the use of said property by the owners of the same.

TO HAVE AND TO HOLD the aforesaid tract or parcel

of land and all privileges and appurtenances thereto belonging, to the said party of the second part, her

heirs and assigns, to ~~use~~ only use and behoof forever.

And the said parties of the first part, for themselves their heirs, executors and administrators, covenants with the said party of the second part, her heirs and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all incumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part to these presents have hereunto set their hands, and seals, the day and year above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

*William Bradley Kirby* (Seal)  
William Bradley Kirby

By: *Phillip R. Craven* (Seal)  
His Attorney-in-Fact

*Karen C. Craven* (Seal)  
Karen C. Craven

By: *Phillip R. Craven* (Seal)  
Her Attorney-in-Fact

*Donald C. Bristow* (SEAL)  
Donald C. Bristow

By: *Phillip R. Craven* (SEAL)  
His Attorney-in-Fact

*Martha K. Bristow* (SEAL)  
Martha K. Bristow

By: *Phillip R. Craven* (SEAL)  
Her Attorney-in-Fact

*S. Neal Craven* (SEAL)  
S. Neal Craven

By: *Phillip R. Craven* (SEAL)  
His Attorney-in-Fact

*Aretta S. Craven* (SEAL)  
Aretta S. Craven

By: *Phillip R. Craven* (SEAL)  
Her Attorney-in-Fact

*Phillip R. Craven* (SEAL)  
Phillip R. Craven, Individually

STATE OF NORTH CAROLINA  
County of Randolph } ss.

I, Carolyn F. Haden, a Notary Public  
for said County and state aforesaid do hereby certify that  
Phillip R. Craven, Individually,

and  
personally appeared before me this day and  
acknowledged the due execution of the foregoing (or annexed) instrument;

Let the instrument and the certificate be registered.

WITNESS my hand and notarial seal, this 14 day of July, 1983

My commission expires:  
January 8, 1985

*Carolyn F. Haden*  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

I, Carolyn F. Haden, a Notary Public in and for said county and  
state aforesaid, do hereby certify that PHILLIP R. CRAVEN, Attorney-in-Fact for  
William Bradley Kirby, Karen C. Craven (wife of Phillip R. Craven), Donald C. Bris-  
trow, and wife, Martha K. Bristow, S. Neal Craven and wife, Aretta S. Craven, per-  
sonally appeared before me this day and, being by me duly sworn, says that he executed  
the foregoing and annexed deed for and in behalf of William Bradley Kirby, Karen C.  
Craven (wife of Phillip R. Craven), Donald C. Bristow and wife, Martha K. Bristow,  
S. Neal Craven and wife, Aretta S. Craven, and that his authority to execute and  
acknowledge said deed is contained in an instrument duly executed, acknowledged, and  
recorded in the office of the Register of Deeds of Randolph County, North Carolina,  
in Book 1137, Page 282, and that this deed was executed under and by virtue of the  
authority given by said instrument granting him power of attorney; that the said  
Phillip R. Craven acknowledged the due execution of the foregoing and annexed deed  
for the purposes therein expressed for and in behalf of the said William Bradley  
Kirby, Karen C. Craven (wife of Phillip R. Craven), Donald C. Bristow and wife,  
Martha K. Bristow, S. Neal Craven and wife, Aretta S. Craven.

WITNESS my hand and notarial seal, this the 14th day of July, 1983.

*Carolyn F. Haden*  
Notary Public

My commission expires:  
January 8, 1985

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

*Carolyn F. Haden*

Notary Public of

*Randolph Co, NC*

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1144  
Page 511. This 14 day of July, 1983 at 4:55 o'clock P.M.

Annie Shaw, Register of Deeds  
*Annie Shaw* Register of Deeds