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Mailed To: Bill Mathis

WARRANTY DEED-Form WD-602

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STATE OF NORTH CAROLINA, RANDOLPH County.

THIS DEED, Made this 26th day of July, 1988, by and between Jack H. Lanier and wife, Ollie W. Lanier

of Randolph County and state of North Carolina, hereinafter called Grantor, and Richard G. Reeder and wife, Amy A. Reeder

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 Franklinville Township, Randolph County, North Carolina, described as follows:

BEING LOT NO. 1 of MAPLE RIDGE SUBDIVISION, as shown by plat of Henley Surveying and Mapping Company, dated May 31, 1988, recorded in Plat Book 29, Page 50, Randolph County Registry; said lot containing .170 acres, more or less.


For reference see deed in Book 1202, Page 1978, Randolph County Registry.

This conveyance is made subject to the following restrictions:

1. The property shall be used for residential purposes only and any residences so erected shall contain a minimum of 700 square feet of heated living area.
2. Single-wide mobile homes, double-wide mobile homes or pre-manufactured housing will be allowed if it complies with the minimum square feet stated in Item 1 above.
3. All houses shall be built and all mobile homes or pre-manufactured homes shall be located at least fifty (50) feet from the front property line and at least ten (10) feet from the side property line.
4. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said subdivision, nor shall said lots in any way be used for other than strictly residential purposes,
5. No swine, chickens, cattle, fowl, goats, or other livestock shall be kept or maintained upon the premises for commercial purposes. It shall be permissible to keep up to three swine, three cows, three goats, or three of any other livestock, and keep up to fifteen chickens for domestic purposes.
6. No apartment houses or duplex apartments shall be erected or licensed to exist on said property; all residences shall be single family residences, and no more than one dwelling shall be placed in each lot.
7. No sign board of any description shall be displayed on any residential lot with the exception of a sign "For Sale" or "For Rent", which sign shall not exceed two feet by three feet except development signs.
8. No nuisance, or offensive, noisy, or illegal trade, calling, or transaction shall be done, suffered or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value or the adjoining or adjacent premises for residential purposes, or the neighborhood wherein said premises are situated.
9. There shall be no junk vehicles kept on the premises.
10. The owners-developers herein retain the right to modify, change or delete any or all of the above restrictions.

001043

STATE OF NORTH CAROLINA



Real Estate Excise Tax

AUG 4 1988

RB 19710

10.00

(Continued On Reverse Side)

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001044

The above land was conveyed to Grantor by \_\_\_\_\_, See Book No. \_\_\_\_\_, Page \_\_\_\_\_ 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 Public section with seals and signatures of Jack H. Lanier, Ollie W. Lanier, and Amy A. Reeder.

STATE OF NORTH CAROLINA, RANDOLPH COUNTY. I, Ollie W. Lanier, a Notary Public of said County, do hereby certify that

Jack H. Lanier and wife, Ollie W. Lanier

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 31 day of July, 1988. My Commission Expires: June 27, 1993, N. P. [SEAL]

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

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. My Commission Expires: \_\_\_\_\_, N. P. [SEAL]

STATE OF NORTH CAROLINA, Randolph COUNTY. The foregoing certificate(s) of Ollie W. Lanier, N.P. Randolph Co. NC is (are) certified to be correct. This instrument was presented for registration this 4 day of August, 1988, at 9:15 A.M., P.M., and duly recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Book 1224, Page 1043. This the 4 day of August, A.D., 1988. Register of Deeds By Elizabeth Ollie W. Lanier, Assistant, Deputy Register of Deeds

This Deed drawn by William F. Mathers, Attorney, 135 Lawyers Row, Asheboro, North Carolina 27203

William F. Mathers Attorney at Law 135 Lawyers Row Asheboro, NC 27203 (919) 625 - 2512

Consideration - - - \$10.00 etc. Dated 26th day of July 19 88. Richard G. Reeder and wife, Amy A. Reeder TO Ollie W. Lanier Jack H. Lanier and wife, Ready Deed

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