

Pick-up - Charles Casper

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STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

Leslie B. Mullins, first being duly sworn, deposes, and says:

That he is a citizen and resident of Randolph County, North Carolina, and is the owner of two parcels of land located in Trinity Township, Randolph County, North Carolina, and more particularly described as follows:

Parcel 1:

BEGINNING at an iron pipe in the Southeast right of way line of State Road No. 1545 (Millers Mill Road), Waitman's Northwest corner; thence from said beginning point South 13 degrees 32 minutes 11 seconds East 299.13 feet along Waitman's line to an iron pipe; thence South 34 degrees 11 minutes West 160.52 feet to an iron pipe; thence North 14 degrees 36 minutes 39 seconds West 352 feet to an iron pipe in the Southeast right of way line of said State Road No. 1545; thence North 52 degrees 42 minutes 19 seconds East 136.97 feet along the Southeast right of way line of said road to the beginning, containing .918 acres.

Parcel 2:

BEGINNING at an iron pipe in the Southeast right of way line of State Road No. 1545 (Millers Mill Road), at a point South 52 degrees 42 minutes 19 seconds West 136.97 feet from Waitman's Northwest corner; thence from said beginning point South 14 degrees 36 minutes 39 seconds East 352 feet to an iron pipe; thence South 37 degrees 12 minutes 07 seconds West 114.66 feet to an iron pipe; thence North 20 degrees 12 minutes 39 seconds West 371.83 feet to an iron pipe in the Southeast right of way line of said State Road No. 1545; thence North 52 degrees 42 minutes 19 seconds East 737.00 feet along the Southeast right of way line of said road to the beginning, containing .923 acres.

The above description is according to a plat attached hereto for more exact identification of the property location.

That the said owner, in order to promote a well classified and regulated area comprising of said two parcels does hereby place upon the said property the following restrictive covenants:

- 1) Each parcel shall be for single family residential use only, and no building shall be constructed on any of the lots except for single family residential use, private garage, storage rooms, or other rooms for domestic purposes.
- 2) No house trailers or mobile homes shall be parked, kept or maintained on either of these parcels.
- 3) No junk cars shall be kept on either of these parcels.

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- 4) No commercial, industrial, or any business buildings of any kind shall be constructed on any of these lots or promoted on the property.
- 5) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be maintained on any of these lots.

The above covenants and conditions are placed on the said property as a part of a general scheme or plan of development for the benefit of all owners and future owners of any portion of the property described. Said Covenants shall be binding upon the present owner, his successors, heirs and assigns, and shall be covenants running with the land and binding on all future owners.

These restrictive covenants shall exist and continue until January 1, 2015.

IN TESTIMONY WHEREOF, Leslie B. Mullins hereunto set his hand and seal, this the 8th day of August, 1988.

Leslie B. Mullins (Seal)
Leslie B. Mullins

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Karen Cannon Raines, a Notary Public of said County and State aforesaid, do hereby certify that Leslie B. Mullins, personally appeared before me this day and duly acknowledged the execution of the foregoing instrument in writing for the purposes therein set forth.

WITNESS my hand and notarial seal, this the 8th day of August, 1988.

Karen Cannon Raines
Notary Public

My commission expires:
October 2, 1990

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of KAREN CANNON RAINES

Notary Public of

RANDOLPH COUNTY, NORTH CAROLINA

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1224, Page 1306, this 8th day of August, 1988 at 11:42 o'clock A. M.

Ann Shaw, Register of Deeds

By Cookie Hall, Deputy Register of Deeds