

Prepared By & mail to: Edward N. Post, Atty
P.O. Box 2531
High Point, NC 27261

8.00

NORTH CAROLINA

000731

RANDOLPH COUNTY

LIBERTY'S RUN SUBDIVISION
WAIVER OF BUILDING LINE
REQUIREMENTS & RESTRICTIONS

THIS WAIVER Agreement entered into this the, 20th day of March, 1992, by and between Nicholas J. Zedlar and wife Susan F. Zedlar, Developer, Declarant and Subdivider, and William A. Baird and wife Linda H. Baird, Owner of Lot 40.

W I T N E S S E T H:

WHEREAS Nicholas J. Zedlar and wife Susan F. Zedlar, hereafter designated as "Developers" are the developers of Liberty's Run Subdivision recorded in Plat Book 32 page 81 Office Register of Deeds of Randolph County, and who also have executed and as Declarant certain Restrictions as to the use of said property, said restrictions being duly recorded in Book 1274 page 608, Office Of Register of Deeds of Randolph County.

AND Whereas William A. Baird and Linda H. Baird are the present owners of Lot 40 of said subdivision.

And whereas the said Plat shows a Building Line of 50 feet from said streets; and whereas said Lot 40 is a corner lot; and whereas it was impractical to construct a dwelling on said lot within the bounds of two said building lines; and whereas said Restriction No. 2 provides "all buildings shall be constructed to the rear of the building line as shown on Plat." And whereas Restriction 20 has reserved the right of the Declarant, Subdivider, if still owner of any lot in the said subdivision, to modify, cancel or change said restrictions; that said Declarant still owns other lots in said subdivision;

NOW, THEREFORE, SAID DECLARANT SUBDIVIDER hereby forever waives the enforcement of said building line and restriction as to the 50 ft. building line shown on said Plat for Lot 40 along Liberty's Run Drive only for the purposes of constructing and erecting a dwelling only on said Lot 40 a distance less than 50 feet from the front line of said lot along said Liberty's Run Drive.

THIS WAIVER shall inure to and run to the benefit of said owner, his grantees and successors in title.

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IN WITNESS WHEREOF, The Grantors have hereunto set their hands and seals, the day and year first above written.

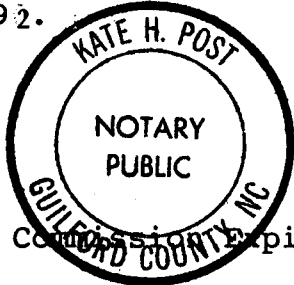
Nicholas J. Zedlar (SEAL)
Nicholas J. Zedlar

Susan F. Zedlar (SEAL)
Susan F. Zedlar

NORTH CAROLINA

GUILFORD COUNTY

I, Kate H. Post a Notary Public of the County and State aforesaid, certify that Nicholas J. Zedlar and wife, Susan F. Zedlar, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 20th day of March, 1992.



Kate H. Post
Notary Public

My Commission Expires:

December 18, 1993

STATE OF NORTH CAROLINA - RANDOLPH COUNTY

The foregoing certificate of _____, a Notary Public (Notaries Public) of Guilford County, NC is (are) certified to be correct. This day of _____, 19__.

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Kate H. Post, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1321, Page 73, This 20 day of March, 19 92 at 4:15 o'clock P M.

By Ann Shaw Register of Deeds
R. C. Smith Register of Deeds