

This Deed Made this the 16th day of April, A. D., 1964, by
Clarence E. Hughes, widower

of Randolph County and State of North Carolina, parties of the first part (whether one or more persons of whatever gender), to Hughes Hardware Company, a North Carolina Corporation

_____ of Randolph County and State of North Carolina, parties of the second part (whether one or more persons of whatever gender), Witnesseth, that the said parties of the first part, in consideration of \$10.00 etc.) Ten Dollars and other good and valuable considerations, to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land in the County of Randolph and State of North Carolina, in Asheboro Township, bounded as follows:

Lots Nos. 4, 5, 6, 7, 8, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 192, 193 and 194 of Calclar Acres Subdivision, as shown by plat recorded in Plat Book 1, page 7 $\frac{1}{2}$, in the office of the Register of Deeds of Randolph County.

Restriction relative to Calclar Acres Subdivision are as follows:

"Provided, however, whereas said property is part of a section planned and developed as a residential section. It is covenanted and agreed, in furtherance of said plan and development, as follows:

That no public garage, gasoline filling station or business house shall be erected on the premises hereby conveyed and that said property shall be confined strictly to residential property, and that no residence shall be erected thereon the cost of which shall be less than \$2500.00 on the basis of prevailing cost values in the community. These covenants and restrictions are entered into for the mutual benefit of the owners of the aforesaid property both now and hereafter as well as the party of the first part and those who have purchased or may hereafter secure property from or through him in the vicinity of the premises hereby conveyed; and these covenants and restrictions shall run with the property and follow the said property into the hands of the heirs and assigns of the said parties of the second part."

The above land was conveyed to grantor by _____ See Book No. 174 Page 307, etc.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances hereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said parties of the first part do covenant 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 from incumbrances (except as noted above); and that they will warrant and defend the said title to the same against all of the claims of all persons whomsoever. And it is further agreed that the word "parties" shall apply to all persons who are grantors or grantees herein whether masculine, feminine, corporate, singular or plural.

In testimony whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witness _____ (SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF NORTH CAROLINA—Randolph County
I, Margie W. Craver, a Notary Public of said County, do hereby certify that Clarence E. Hughes, widower husband/wife

_____ grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 23rd day of April, 1964.
My commission expires 11-21-65, 19 . Margie W. Craver, N. P. (SEAL)

STATE OF NORTH CAROLINA—Randolph County
The foregoing certificate of Margie W. Craver, a Notary Public of said County is adjudged to be correct. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 23 day of April, 1964.
Grace W. Walker, C. S. C.

Filed for registration on the 23rd day of April, 1964, at 3:35 o'clock P. M., and duly recorded in the office of the Register of Deeds in Randolph County, N. C., in Book No.

Page _____, Etc. Carrie Shaw Register of Deeds
109 Wanda Phillips, Asst.

