

Hall + Senior Box

THIS INSTRUMENT DRAFTED BY: *[Signature]*  
(Signature of Draftsman)

NORTH CAROLINA )  
FORSYTH COUNTY )

22

DEED

THIS CORPORATION DEED made this the 19 day of May, 1982 by S & K Investments, Inc., a Corporation of the State of Florida, party of the first part, to L. Ray Troxell and his wife Charlotte W. Troxell, of Forsyth County, North Carolina parties of the second part, and their heirs;

W I T N E S S E T H :

THAT said party of the first part in consideration of One hundred dollars and other valuable considerations to it paid by the parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell, and convey to said parties of the second part and their heirs a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina bounded as follows:

BEGINNING at an iron stake in the line of L. Ray Troxell at the point of its intersection with the Northeast right of way of Reynolda Road; and running thence North 4° 59' and 14" West 277.92 feet to an iron stake in the line of L. Ray Troxell; running thence North 77° 47' 18" East 90.0 feet to an iron stake; running thence South 35° 41' and 02" East 173.88 feet to an iron stake; running thence South 17° 06' and 27" East 29.98 feet to an iron stake; running thence South 81° 45' and 13" West 159.61 feet to an iron stake; running thence South 5° 17' 44" East 146.96 feet to an iron stake in the right of way of Reynolda Road; running thence North 34° 27' 05" West with Reynolda Road 52.39 feet to an iron stake, the point and place of beginning. Containing .663 acres, more or less.

This conveyance is made subject to the following restrictions which shall run with the land;

1. Said lots shall be used for residential purposes only.
2. No single-family dwelling shall be built, erected or used unless it shall contain at least 1,500 square feet of floor space if the structure is a one-story building, or at least 1800 square feet of floor space if the building shall be in excess of one story. Split level dwellings shall contain at least 1,400 square feet of floor space and the lower level of such dwelling shall contain at least 1,000 square feet of floor space. The floor space herein referred to shall be exclusive of porches, garages, breezeways, terraces and basement areas.
3. No building or part of building other than steps, open porches, overhanging eaves or cornices shall extend nearer to the front property line than 40 feet. The rear yard shall have a depth of not less than 35 feet, except that the detached private garage may be placed within 20 feet of the rear property line.
4. Every building erected shall have two side yards with a total footage of not less than 25 feet and in no case shall the width of either side yard be less than 10 feet.
5. All detached private garages or other outbuildings shall be erected at least 75 feet from the front property line.

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6. No swine, chickens, fowl or other livestock shall be kept on the premises. Household pets may be kept for non-commercial purposes on the property described herein if they are properly confined and do not constitute a nuisance.

7. All driveways constructed on this property shall be paved. No portion of any building erected on this property shall have exposed concrete blocks on the exterior.

8. The foregoing covenants, restrictions and conditions shall run with the land and shall be kept, observed and performed by the parties charged therewith for a period of thirty (30) years from the date of recording the warranty deed.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, all privileges and appurtenances thereunto belonging, to the parties of the second part and their heirs forever. And the party of the first part DOES COVENANT that it is seized of the premises in fee; that it has the right to convey the same in fee simple; that the same is free from all liens and encumbrances, except those, if any, of record; and that it will warrant and defend the title to the same against the claims of all persons whomsoever, save and except easements and restrictions of record.

IN TESTIMONY WHEREOF, S & K Investments, Inc., the said party of the first part, has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto, this the date and year first above written.

S. & K. INVESTMENTS INC.

BY:

President

(SEAL)

ATTESTED:

Secretary

STATE OF FLORIDA

ORANGE

COUNTY

(Name of State and County where acknowledgment or proof is taken)

This 19th day of May, A.D., 1982, personally came before me, Elizabeth M. McCormick, a notary public, JOHN A. KENT, JR. who, being by me duly sworn, says that he knows the common seal of S & K Investments, Inc., and is acquainted with Alfred H. Kent who is the

President of said Corporation, and that he, the said John A. Kent, Jr., is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said President, and that he, the said John A. Kent, Jr., signed his name in attestation of the execution of said instrument in the

(Name of Secretary or Assistant Secretary)

presence of said President of said corporation.

I certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal, this 19th day of May, A.D., 1982.

Seal must appear here.

Seal must be impressed sufficient for the notary's name to be readable.

Notary Public

Notary Public, State of Florida

My commission expires Nov. 14, 1985

(Must not be abbreviated)

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STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Elizabeth M. McCormick  
here give name and official title of the officer signing the certificate. passed upon)

N.P. Orange Co Fla.  
is (~~are~~) certified to be correct. This the 26<sup>th</sup> day of July 19 82

Probate fee \$1.00 paid.

PRESENTED FOR Eunice Ayers, Register of Deeds

REGISTRATION  
AND RECORDED

By Jessie Holde Deputy ~~\_\_\_\_\_~~

JUL 26 10 35 AM '82

EUNICE AYERS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.

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