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Porter Box

Drafted by Roy D Hall Jr.

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NORTH CAROLINA )  
FORSYTH COUNTY )

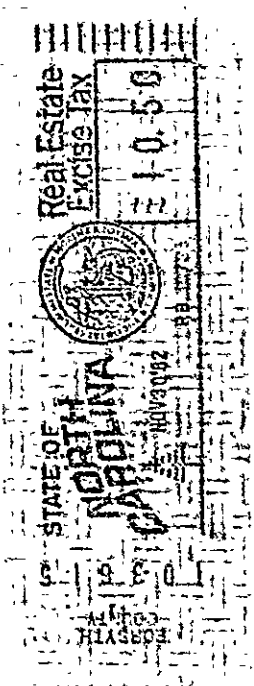
DEED

THIS CORPORATION DEED made this the 3<sup>rd</sup> day of August, 1982 by S & K Investments, Inc., a Corporation of the State of Florida, party of the first part, to Alf H. Anderson and his wife Rebecca E. Anderson 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 Western edge of Midkiff Road, the South East corner of a lot owned by John Kent; running thence with the Western edge of Midkiff Road South 35° 04' 56" East 18.51 feet to an iron stake, and continuing thence with the Western edge of Midkiff Road South 36° 18' 35" East 59.99 feet to an iron stake, and continuing thence along the Western edge of Midkiff Road South 35° 28' 34" East 19.95 feet to an iron stake; running thence South 53° 44' 43" West 170.22 feet to an iron stake in the line of Ray Troxell; running thence North 35° 41' 02" West with the line of Ray Troxell 173.88 feet to an iron stake, Ray Troxell's corner; running thence North 77° 47' 18" East 185.14 feet to an iron stake the point and place of beginning and containing .531 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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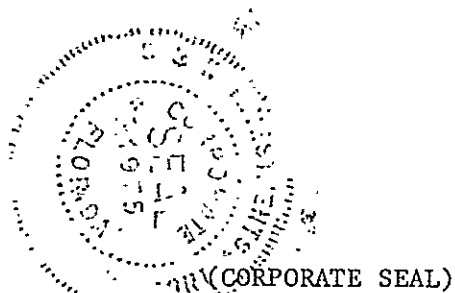
6. No swine, chickens, fowl or other livestock shall be kept on the premises. Household pets may be kept for non-commercial purposes on the property described herein if they are properly confined and do not constitute a nuisance.

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 this 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: Alfred H. Kent  
President

ATTESTED:

John A. Kent, Jr.  
Secretary

STATE OF FLORIDA - ORANGE COUNTY

This 3rd day of August, 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 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 3rd day of August, 1982.

Elizabeth M. McCormick  
Notary Public  
My commission expires Nov. 14, 1985

(NOTARY SEAL)

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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 (~~not~~) certified to be correct. This the 30<sup>th</sup> day of November 19 82

Probate fee \$1.00 paid.

PRESENTED FOR  
REGISTRATION  
AND RECORDED

Eunice Ayers, Register of Deeds

By Jessie Golden Deputy-~~\_\_\_\_\_~~

Nov 30 9 40 AM '82

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

\$7.00 pd sl

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