

APPROVED

166

CITY - COUNTY PLANNING BOARD

Drawn by: LESLIE G. FRYE DIRECTOR DATE
Mail to: Winston 3240 Midkiff Rd Winston, NC 27106
Mail tax bills to: Same

STATE OF NORTH CAROLINA
FORSYTH COUNTY

CORPORATION DEED

THIS DEED, Made this 6th day of October, 1986, by S&K INVESTMENTS, INC., a Florida Corporation, party of the first part, to ALF H. ANDERSON and wife, REBECCA E. ANDERSON, of Forsyth County, North Carolina, parties of the second part;

WITNESSETH, That said party of the first part in consideration of Ten Dollars and other valuable consideration (\$10.00 o.v.c.) to it paid by the parties of the second part, 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 and assigns, a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina, and bounded as follows:

BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being the Southeast corner of Alf H. Anderson and wife, Rebecca E. Anderson's tract as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning with the West right of way line of Midkiff Road as the same curves to the right, said curve having a radius of 703.43 feet, by chord measurement, South 29° 44' 10" East 119.85 feet and an arc measurement of 120 feet to an iron stake; running thence South 62° 17' 43" West 182.86 feet to an iron stake in S&K Investments, Inc.'s line; running thence North 23° 29' 23" West 65.18 feet to an iron stake, L. Ray Troxell's corner; running thence with Troxell's line North 17° 06' 29" West 29.98 feet to an iron stake, Anderson's corner; running thence with Anderson's line, North 53° 44' 41" East 170.20 feet to an iron stake, the point and place of BEGINNING, containing 19,080 square feet.

Being a part of Tax Lot 306H, Block 3460, Forsyth County Tax Maps

THIS CONVEYANCE is made subject to the following restrictions which shall run with 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 1,800 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.
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.

9. Any restrictions, covenants or conditions hereinabove set forth may be removed, modified or changed by securing written consent of S&K Investments, Inc., which written consent shall be duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of S&K Investments, Inc., its successors and assigns.

TO HAVE AND TO HOLD, the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said parties of the second part and their heirs and assigns, to their only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said parties of the second part and their heirs and assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrances and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any, and 1986 taxes.

IN TESTIMONY WHEREOF, 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.

ATTEST:

S&K INVESTMENTS, INC.

Patricia Kent Hine
Secretary

By: [Signature]
President

STATE OF al - Seneca County

I, Belle C. Barner, a Notary Public, hereby certify that Patricia Kent Hine personally came before me this day and acknowledged that she is Secretary of S&K INVESTMENTS, INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its _____ Secretary.

Witness my hand and notarial seal, this the 21st day of October, 1986.

My commission expires:
August 7, 1989

Belle C. Barner
Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing certificate of Belle C. Barner a Notary Public of Seneca County, N.C. is certified to be correct. This the 17 day of Nov, 1986.

L. E. SPEAS, REGISTER OF DEEDS

APPROVED

CITY - COUNTY PLANNING BOARD

By [Signature]
Deputy/Assistant

REGISTER OF DEEDS
FORSYTH CTY. N.C.

BOOK 1575 PAGE 508

Judy K. Miller 10/17/86
DIRECTOR DATE
PROBATE FEE \$1.00 PAID