

THIS CORPORATION DEED, made this 11th day of February, 1977, by S & K INVESTMENTS, INC., a Corporation of Florida, party of the first part, to W. B. WISHON and wife, LUCILLE A. WISHON, of Forsyth County, North Carolina, parties of the second part;

W I T N E S S E T H :

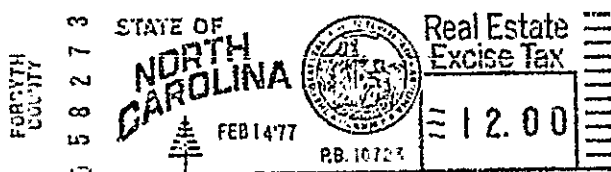
That said party of the first part in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 o.v.c.) to it paid by parties of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said parties of the second part and their heirs and assigns, a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina, bounded as follows:

TRACT 1: BEGINNING at an iron stake, located in the west right of way line of Midkiff Road, said beginning point being located South 36° 15' East 60.0 feet, South 53° 45' West 60.0 feet, North 36° 15' West 60.0 feet, North 35° 14' 49" West 18.94 feet, North 28° 56' 31" West 100.0 feet and North 18° 20' 9" West 100.0 feet from the southeast intersection of the right of way lines of Midkiff Road and Edith Avenue, said southeast intersection of Edith Avenue also being the northwest corner of Lot 10 as shown on the Plat of Windsor Forest, Section 2, recorded in Plat Book 19, page 89 in the Office of the Register of Deeds of Forsyth County, N. C.; running thence from said beginning point, South 77° 36' 12" West 186.22 feet to an iron stake; running thence North 05° 02' West 130.79 feet to an iron stake; running thence North 87° 12' 19" East 180.12 feet to an iron stake located in the west right of way line of Midkiff road; running thence with the west right of way line of said road, South 07° 43' 47" East a chord distance of 100.0 feet to the point and place of Beginning.

TRACT 2: BEGINNING at an iron stake, located in the west right of way line of Midkiff Road, said beginning point being located South 36° 15' East 60.0 feet, South 53° 45' West 60.0 feet, North 36° 15' West 60.0 feet, North 35° 14' 49" West 18.94 feet, North 28° 56' 31" West 100.0 feet and North 18° 20' 9" West 100.0, and North 07° 43' 47" West 100.0 feet from the southeast intersection of the right of way lines of Midkiff Road and Edith Avenue, also being the northwest corner of Lot 10 as shown on the Plat of Windsor Forest, Section 2, recorded in Plat Book 19, page 89 in the Office of the Register of Deeds of Forsyth County, N. C.; running thence from said beginning point, South 87° 12' 19" West 180.12 feet to an iron stake; running thence North 05° 02' West 139.81 feet to an iron stake; running thence South 81° 10' 30" East 199.55 feet to an iron stake located in the west right of way line of Midkiff Road, running thence with the west right of way line of said road, South 02° 52' 35" West a chord distance of 100.0 feet to the point and place of Beginning. Containing 0.513 acres, more or less, and being shown on a survey made by Otis A. Jones Surveying Co., Inc. dated September 30, 1976, and revised October 5, 1976 and December 15, 1976.

This conveyance is made subject to the following restrictions:

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 2,000 square feet



BOOK 1194P1554

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 1,400 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 property 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 instrument.

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.

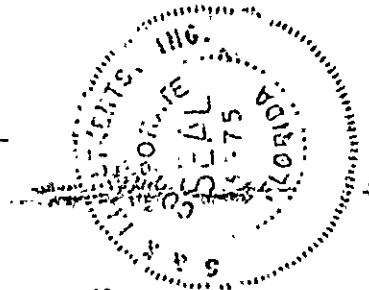
IN TESTIMONY WHEREOF the said party of the first part has caused these presents to be signed by its _____ President, attested by its _____ Secretary, and has caused its Common Seal to be affixed hereto.

S & K INVESTMENTS, INC.

Attest:

John A. Kent Jr.
Secretary

By Rachel S. Kent
President

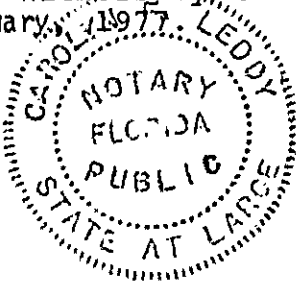


BOOK 1194P1555

STATE OF FLORIDA - COUNTY OF ORANGE

This the 11th day of February, 1977, personally came before me,
CAROLYN F. LEDDY 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
RACHEL S. 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 instrument, and saw the 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.

Witness my hand and notarial seal or stamp this the 11th day of
February, 1977.



Carolyn F. Leddy
Notary Public
My Commission expires:
Notary Public, State of Florida at Large
My Commission Expires May, 3, 1980
Bonded by American Fire & Casualty Company

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Carolyn F. Leddy N.P.
State of Fla is certified to be correct, this the
14 day of Feb, 1977.

EUNICE AYERS, Register of Deeds

By Jessie Holden
Deputy/Assistant

Probate fee 50¢ paid.

Drafted by:
Parks Roberts
Attorney at Law
Winston-Salem, N. C.

PRESENTED FOR
REGISTRATION
AND RECORDED.

FEB 14 9 26 AM '77

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

Ac 84.00 pcd BOOK 1194P1556