

BOOK 1185 PAGE 637

NORTH CAROLINA

WAYNE COUNTY

WAYNE COUNTY 008524

STATE OF NORTH CAROLINA
DEC 23 '87
PB. 10746



Real Estate Excise Tax
08.00

THIS DEED, made and entered into this 3rd day of July, 1981, by and between A. RAY ANDERSON (UNMARRIED), party of the first part; to JAMES D. BEST, JR. and wife, SUSAN Q. BEST, parties of the second part; all of Wayne County, North Carolina;

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to him in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the said parties of the second part, their heirs and assigns, that certain tract or parcel of land situated in New Hope Township, Wayne County, North Carolina, and more particularly described as follows:

BEING all of Lot No. 20, in Section 4-B of Anderwood Estates, according to a map or plat thereof which will be found duly recorded in the Wayne County Public Registry in Map Book _____, at Page _____, reference to which is hereby made for a better and more perfect description of said land.

This conveyance is made subject to utility easements appearing of record, and is further made subject to 1981 ad valorem taxes.

This conveyance is further made subject to the following restrictive covenants and limitations as to the use thereof, running with said property by whomsoever owned, to-wit:

1. Each lot shall be used for residential purposes only.
2. Only one single family dwelling shall be erected on any lot, said dwelling to contain not less than 1200 square feet of enclosed floor space exclusive of carport.
3. No dwelling or buildings shall be erected on any lot within 40 feet from the right of way of the street the lot faces.
4. No trailer or mobile home of any sort, kind or description shall be parked on said lot and no temporary structure shall be erected on any lot for a residence or for temporary living quarters.
5. No large livestock or pigs shall be permitted to be kept on any lot.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

This deed prepared by:
John E. Duke, Attorney at Law

7. The grantor reserves unto himself, his heirs and assigns, the right to use any street or streets of the subdivision of which this property is a part, for gas, water or sewer pipes, paving, and electrical and power lines, or other easements shown on any plat thereof.

8. No prefabricated dwelling of any sort shall be placed or erected upon said lands.

9. The owner of the real property consisting of this subdivision reserves the right to subject such real property to a contract with Carolina Power & Light Company for the installation of underground electric facilities for service to buildings. This contract may require an initial payment and/or a continuing monthly payment to Carolina Power & Light Company by the purchaser of any lot or lots of his tenant. The continuing monthly payment may be terminated at any time upon payment of a one-time charge subject to the then applicable regulations approved by the state regulatory authority. The subdivision property may also be subjected to a contract with Carolina Power and Light Company for the installation of street lighting which requires a continuing monthly payment.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging unto the parties of the second part, and their heirs and assigns, in fee simple forever.

And the party of the first part, for himself, his heirs, executors and administrators, covenants to and with the said parties of the second part, their heirs, executors, administrators and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free and clear from all encumbrances whatsoever; and that he will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

A. Ray Anderson (SEAL)
A. Ray Anderson (Unmarried)

NORTH CAROLINA

WAYNE COUNTY

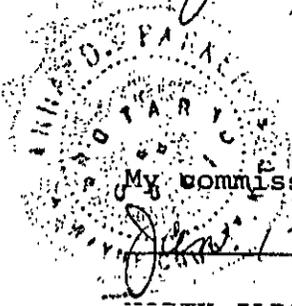
I, *Annard D. Parker* a Notary Public, in and for said

State and County, do hereby certify that A. RAY ANDERSON (UNMARRIED) personally appeared before me this day and acknowledged the due execution of the foregoing deed.

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Witness my hand and Notarial Seal, this the 3rd day of

July, 1981.



Anna D. Parker
Notary Public

My commission expires:

Jan. 17, 1990

NORTH CAROLINA—WAYNE COUNTY

The foregoing certificate of Anna D. Parker
a notary public is certified to be correct.

Filed for registration this the 23rd day of December,
1987, at 10:30 o'clock A. M.

MARGARET M. PEACOCK, Register of Deeds

By Thyllis R. Jones
Deputy Register of Deeds

~~_____ , a
_____ ,
_____ , Register of Deeds,
Wayne County, NC
_____ ,
Register of Deeds~~

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