

DEED RESTRICTIONS

Buyer acknowledges that as owner of land adjoining or nearby the Property, Seller has a vested interest in the use and type of improvements that may be made on the Property. Accordingly, the Special Warranty Deed shall contain restrictions (i) prohibiting any landfills or bury pits, or mining activity to be located on the Property without Seller's prior written consent, (ii) prohibiting commercial livestock operations such as feed lots, poultry farms, etc... (iii) prohibiting any use that results in a nuisance to Seller's adjoining land, such as, without limitation, any use that omits obnoxious or offensive noises or odors, without Seller's prior written consent, (iv) prohibiting commercial uses without Seller's prior written consent, and (v) restricting the use of the property to personal residential/recreational/horse farm/pasture land/cattle farm use unless Buyers receives Seller's prior written consent, (vi) prohibiting the subdivision of property for a period 10 years from the date of closing.