

RESTRICTIONS:

Further, this conveyance is subject to the following covenants and restrictions which shall run with the land:

1. No structure of a temporary character, including but not limited to: trailer, manufactured housing unit, tent, shack, building previously constructed elsewhere, or other out building shall be moved on to this property or used on this property at any time, provided however, a storage building shall be allowed. A tent shall be allowed for up to one week.

2. No lot shall be used except for Residential Purposes. No building shall be erected, altered, placed, or permitted to remain on the premises other than one (1) single family, residential structure and an attached or separate garage. The term "Residential Purposes" as used herein shall be held and construed to exclude hospitals, clinics, duplex houses, mobile homes, manufactured housing units, apartment houses, boarding houses, hotels, and specifically excludes buildings for commercial and professional use.

3. No permanent residential structure shall be placed on any lot unless its living area has a minimum of 1500 square feet of floor area exclusive of porches and garage.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor and Grantee who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, and their successors and assigns forever.

Reservations from Conveyance and Warranty: NONE.

Grantor, for the consideration and subject to the reservations from conveyance and the exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from conveyance and the exceptions to conveyance and warranty.

Grantee, accepts the deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.