

Additional Restrictions

8. No mobile homes or modular homes shall be allowed on the Property.
9. No business shall be allowed on the Property.
10. No storage lots or yards shall be allowed on the Property, specifically including, without limitation, wrecker yards or commercial storage.
11. Property shall be kept in such a manner as to not affect the property value of other property owners.
12. Only single family home sites with a 2,000 square foot minimum shall be allowed on the Property. A mother-in-law house or servant quarters shall be permitted on the Property.
13. Any home constructed on the Property must have at least 25% brick or stone construction.
14. Property line in front and sides of the Property shall be designated as electrical easements so every tract owner will have access to power.
15. No construction of any building located closer than 50 feet of any side property line and backset of 200 feet from roadway shall be allowed on the Property.
16. The Property can be divided one time with no tract smaller than 10 acres allowed on the Property.

Grantor, for the consideration, receipt of which is hereby acknowledged, and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE