



PREPARED BY MASON, WILLIAMSON, ETHELDIDGE AND MOSER, P.A.

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

THIS DEED, made and entered into this the 13 day of ^{December} November, 1982, by and between J. T. JOHN CO., a North Carolina corporation with its principal office and place of business in Scotland County, North Carolina, party of the first part; to WILLIAM B. KIGGINS of Scotland County, North Carolina, party of the second part;

WITNESSETH:

That the said party of the first part for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable and good consideration to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of that certain lot or parcel of land lying and being in Stewartsville Township, Scotland County, North Carolina, and being more particularly described as follows:

Being Lots Numbers 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, and 63 of Shaw Woods, Section II, as shown on the Subdivision map which is recorded in Book of Maps No. 8 at Page 292 of the Scotland County Registry. Each of said lots lie on the northwestern side of State Road No. 1614.

Each of said lots is subject to those Protective Covenants for that development known as "Shaw Woods, Section II" dated November 13, 1982, and filed in the Office of the Register of Deeds for Scotland County, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to him the said party of

the second part and his heirs and assigns in fee simple forever.

And the said party of the first part does covenant 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 encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, J. T. JOHN CO. has caused this instrument to be executed in its name by its President, sealed with its corporate seal and attested by its Secretary, all on the day and year first above written.

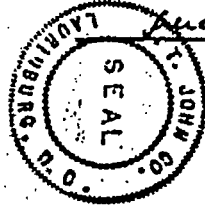
J. T. JOHN CO.

BY: *Henry M. Lee, Jr.*
President

ATTEST:

Lucie M. Hunt
Secretary

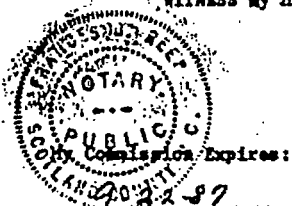
(Corporate Seal)



STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Francis B. Reed, a Notary Public of the State and County aforesaid, do hereby certify that ALICE M. HUNT personally appeared before me this day and acknowledged that she is the Secretary of J. T. JOHN CO., a corporation, and the foregoing Deed, by authority duly given and as an act of the corporation, was signed in its name by its President, HENRY L. McLEOD, JR., sealed with its corporate seal and attested by herself as its Secretary.

WITNESS my hand and Notarial Seal this 23 day of December, 1982.



Francis B. Reed
Notary Public

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PAGE PAGE
JAN 5 3 02 PM '83
JANE P. CALLAHAN
REGISTER OF DEEDS
SCOTLAND COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

The foregoing certificate of Francis B. Reed, Notary Public, is certified to be correct. This instrument was presented in this office for registration and recorded in Book 9-C at Page 640.

This 5th day of January, 1983, at 3:02 o'clock, 3 p.M.

Jane P. Callahan
Jane P. Callahan, Register of Deeds
Scotland County, North Carolina

BOOK 9-C PAGE 642



PREPARED BY MASON, WILLIAMSON, ETHERIDGE AND MOSER, P.A.

STATE OF NORTH CAROLINA

COUNTY OF SCOTLAND

THIS DEED, made and entered into this the 23 day of December, 1982, by and between J. T. JOHN CO., a North Carolina corporation with its principal office and place of business in Scotland County, North Carolina, party of the first part; to WILLIAM B. RIGGINS and wife, SARAH B. RIGGINS, of Scotland County, North Carolina, parties of the second part;

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 (\$10.00) DOLLARS and other valuable and good consideration to it 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 bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of that certain lot or parcel of land lying and being in Stewartsville Township, Scotland County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake in the southern edge of a dirt road, said iron stake being the northeasternmost corner of Lot Number 86 as shown on a map of "Shaw Woods, Section II", which is recorded in the Office of the Register of Deeds for Scotland County, North Carolina, in Map Book No. 8 at Page 292, and runs thence from said beginning corner as the southern edge of the dirt road South 82 degrees 10 minutes East 1,275 feet to an iron stake; thence South 7 degrees 50 minutes West about 723.9 feet to an iron stake in the line of the McArthur lands; thence as the McArthur line South 59 degrees 17 minutes West about 654.4 feet to a concrete monument marking a corner of the McArthur lands and the Shaw Farm; thence South 11 degrees 20 minutes East 164.35 feet to an iron stake which marks the northeasternmost corner of Lot Number 53 in that subdivision known as "Shaw Woods, Section II"; thence South 57 degrees 04 minutes West 1,074.85 feet to an iron stake, the northwestern corner of Lot Number 63 in said subdivision; thence North 7 degrees 50 minutes East 1,587.45 feet to an iron stake, a corner common to Lots Numbers 82 and 83 in said subdivision; thence North 7 degrees 32 minutes East 400 feet to the BEGINNING, and containing about 40 acres, more or less, as surveyed by Samuel W. Cribb, Registered Surveyor, dated December 2, 1982.

This conveyance is made subject to the following restrictions which shall run with the land and which shall be binding upon the owner or owners of any of the lands herein described through and including the first day of January, 1997, at which time these covenants shall be automatically

BOOK

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extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the property herein described, it is agreed to change such covenants in whole or in part, and such agreement is embodied in writing and is recorded in the office of the Register of Deeds for Scotland County, North Carolina. The restrictions are as follows:

1. These lands shall be used for residential purposes only and no trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a residence at any time, temporarily, or otherwise; and no structure of a temporary character shall be used as a residence. No house trailer or mobile home or motor home shall be placed or allowed to remain on the property at any time.

2. No dwelling shall be erected or placed on a lot having less than 20,000 square feet and the dwelling itself must contain a minimum of 1200 square feet for a one story building and no less than 800 feet for the first floor of a dwelling of more than one story.

3. No animals or poultry of any kind, except common pets shall be kept on any part of the premises. However, so long as this tract remains intact and no portion of it has been sold, horses may be kept on the premises.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to them the said parties of the second part and their heirs and assigns in fee simple forever.

And the said party of the first part does covenant 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 encumbrances, except for the above referred to restrictions, and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, J. T. JOHN CO. has caused this instrument to be executed in its name by its President, sealed with its corporate seal and attested by its Secretary, all on the day and year first above written.

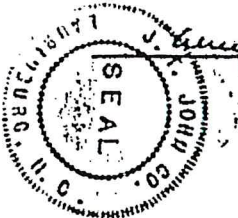
J. T. JOHN CO.

BY: Henry M. Hunt
President

ATTEST:

J. Lewis M. Hunt
Secretary

(Corporate Seal)

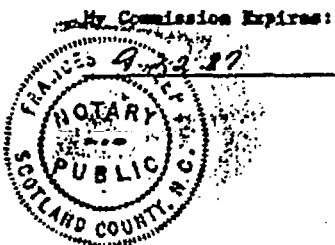


STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Frances B. Reep, a Notary Public of the State and County aforesaid, do hereby certify that ALICE M. HUNT personally appeared before me this day and acknowledged that she is the Secretary of J. T. JOHN CO., a corporation, and the foregoing Deed, by authority duly given and as an act of the corporation, was signed in its name by its President, HENRY L. McLEOD, JR., sealed with its corporate seal and attested by herself as its Secretary.

WITNESS my hand and Notarial Seal this 23 day of December, 1982.

Frances B. Reep
Notary Public



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BOOK _____ PAGE _____
JAN 5 3 03 PM '83
JANE P. CALLAHAN
REGISTER OF DEEDS
SCOTLAND COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

The foregoing certificate of Frances B. Reep, Notary Public, is certified to be correct. This instrument was presented in this office for registration and recorded in Book 9-C at Page 643.

This 5th day of January, 1983, at 3:03 o'clock, P.M.

Jane P. Callahan
Jane P. Callahan, Register of Deeds
Scotland County, North Carolina

BOOK 9 PAGE 645



PREPARED BY MASON, WILLIAMSON, ETHEKIDGE AND MOSER, P.A.

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

THIS DEED, made and entered into this the 13 day of *December*, 1982, by and between J. T. JOEM CO., a North Carolina corporation with its principal office and place of business in Scotland County, North Carolina, party of the first part; to WILLIAM B. RIGGINS of Scotland County, North Carolina, party of the second part;

WITNESSETH:

That the said party of the first part for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable and good consideration to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of that certain lot or parcel of land lying and being in Stewartsville Township, Scotland County, North Carolina, and being more particularly described as follows:

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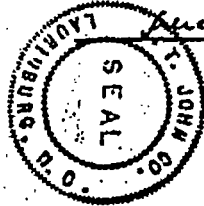
IN TESTIMONY WHEREOF, J. T. JOHN CO. has caused this instrument to be executed in its name by its President, sealed with its corporate seal and attested by its Secretary, all on the day and year first above written.

J. T. JOHN CO.

BY:

Henry M. Ladd, Jr.
President

ATTEST:



Frederic M. Hunt
Secretary

(Corporate Seal)

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Francis B. Reep, a Notary Public of the State and County aforesaid, do hereby certify that ALICE M. HUNT personally appeared before me this day and acknowledged that she is the Secretary of J. T. JOHN CO., a corporation, and the foregoing Deed, by authority duly given and as an act of the corporation, was signed in its name by its President, HENRY L. McLEOD, JR., sealed with its corporate seal and attested by herself as its Secretary.

WITNESS my hand and Notarial Seal this 23 day of ^{December} November, 1982.



Francis B. Reep
Notary Public

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JAN 5 3 02 PM '83
JANE P. CALLAHAN
REGISTER OF DEEDS
SCOTLAND COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

The foregoing certificate of Francis B. Reep, Notary Public, is certified to be correct. This instrument was presented in this office for registration and recorded in Book 9-C at Page 640.

This 5th day of January, 1982, at 3:02 o'clock, 3 P.M.

Jane P. Callahan
Jane P. Callahan, Register of Deeds
Scotland County, North Carolina

BOOK 9-C PAGE 642