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BOOK 1253 PAGE 962

NORTH CAROLINA
CRAVEN COUNTY

PREPARED BY
SUMRELL, SUGG, CARMICHAEL & ASHTON, P.A.

THIS DEED, made and entered into this 8th day of May, 1990, by and between LAKE CLERMONT ASSOCIATES, a general partnership organized and existing under and by virtue of the laws of the State of North Carolina, party of the first part; to JOHN D. RIGGS, JR. ^{and wife, LINDA C. RIGGS} of Craven County, North Carolina, party of the second part, ^{whether one or more;} whose mailing address is 419 Thurman Road
New Bern, N.C. 28562.

W I T N E S S E T H :

That said party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, the by these presents does bargain, sell, and convey unto the said party of the second part, his heirs and assigns, the following described property:

1600
All that certain tract or parcel of land lying and being situate in Number Seven (7) Township, Craven County, North Carolina and being more particularly described as all of Lot Number Six (6) as same is shown and delineated on a map or plat entitled "FINAL PLAN MADAME MOORE'S ROW", which said map or plat is recorded in the Office of the Register of Deeds of Craven County in Plat Cabinet F, at Slide 44, to which said map or plat reference is hereby made for a more particular description of the aforesaid Lot Number Six (6).

This conveyance is made subject to the following restrictive and protective covenants:

- (1) Any dwelling erected on the above described property shall have at least 1,200 square feet of heated area; and,
- (2) No temporary residence, mobile home, trailer, camper, tent, or other building shall be placed or erected on this lot; and,
- (3) No stripped, partially wrecked, or junk motor vehicle, or part thereof, shall be permitted to be

parked or kept on any street or lot. Any vehicle parked or kept on any street or lot must bear a current motor vehicle inspection certificate issued by the North Carolina Department of Motor Vehicles.

(4) No animals or livestock of any description, except the usual household pets not regarded as dangerous to persons or property, in reasonable number, shall be kept on this lot.

(5) No sign (including but not limited to "For Sale" or similar signs), billboard, or other advertising structure of any kind may be erected or maintained upon this lot.

(6) This lot, whether occupied or unoccupied, shall be well maintained and no unattractive growth or accumulation of rubbish or debris shall be permitted.

(7) No noxious, offensive or illegal activities shall be carried on on this lot that shall be or becomes an unreasonable annoyance or nuisance to the neighborhood.

(8) No trash, ashes, garbage or other refuse shall be dumped on this lot.

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the party of the second part, his heirs and assigns, in fee simple forever, subject to the hereinabove mentioned encumbrances, if any.

And the party of the first part, for itself, its successors and assigns, covenants to and with said party of the second part, his heirs and assigns, that it is seized of said premises in fee and has the right to convey same in fee simple; that the same are free from encumbrances, except as to the restrictive and protective covenants above mentioned; and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, MARVIN L. RAINES, JR., a general partner of LAKE CLERMONT ASSOCIATES, a general partnership, has hereunto set his hand and has adopted as his seal the typewritten word "SEAL" appearing beside his name, the day and year first above written.

LAKE CLERMONT ASSOCIATES,
A General Partnership

BY *Marvin L. Raines, Jr.* (SEAL)
MARVIN L. RAINES, JR.,
GENERAL PARTNER

NORTH CAROLINA
CRAVEN COUNTY

I, *Marquette L. Vinson*, a Notary Public of Craven County, North Carolina, do hereby certify that MARVIN L. RAINES, JR., a general partner of LAKE CLERMONT ASSOCIATES, a general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this *7th* day of May, 1990.

My Commission Expires:
4-13-93

Marquette L. Vinson
NOTARY PUBLIC



NORTH CAROLINA
CRAVEN COUNTY

The foregoing certificate of *Marquette L. Vinson*, a Notary Public of the County of Craven, State of North Carolina, is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Craven County, North Carolina, in Book *1253*, at Page *962*

This *8* day of *May*, A.D., 1990, at *12¹⁵* o'clock *P.*M.

Thomas J. Rupp BY: _____
REGISTER OF DEEDS DEPUTY REGISTER OF DEEDS

D-MADAME