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NORTH CAROLINA

BOOK 510 PAGE 691

LENOIR COUNTY

THIS DEED, Made this 23rd day of January, 1962, by PERRY ESTATES, INCORPORATED, a corporation organized and existing under and by virtue of the laws of the State of North Carolina, with its principal office in the City of Kinston, County of Lenoir, State of North Carolina, party of the first part, to H. JEWELL CANNON BAKER, of Lenoir County, State of North Carolina, party of the second part;

WITNESSETH: That the said Perry Estates, Incorporated, in consideration of ONE HUNDRED (\$100.00) DOLLARS and other valuable considerations to it paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey to the said party of the second part, her heirs and assigns, a certain lot or parcel of land in the City of Kinston, County of Lenoir, State of North Carolina, and more particularly described as follows:

LOCATED on the west side of Sweet Briar Circle and being Lot No. Three (3), Block B, Sweet Briar Section of Perry Park, as shown on map made by Thomas W. Rivers, C. E., May 3, 1954, and recorded in Map Book 5, page 91, Lenoir County Registry. It being the same property described in Book 373, page 15, Lenoir County Registry. It also being the same property conveyed by Jack P. Carey et ux to Perry Estates, Inc., by deed dated January 2, 1962, and duly recorded in Lenoir County Registry.

This conveyance is subject to the 1962 City and County taxes.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, and all privileges and appurtenances thereto belonging, to the said party of the second part, her heirs and assigns, to her only use and behoof forever.

It is hereby covenanted and expressly agreed by the party of the second part, for her heirs and assigns, as a part of the consideration and as an inducement to the execution of this deed by the party of the first part as follows;

1. That only one dwelling house or residence shall be erected upon the above described lot, and that the same shall cost not less than \$25,000.00 and shall contain not less than 2500 square feet of heated living area, and that no building other than those used solely for domestic purposes shall be erected upon said premises.



ELY J. PERRY
WARREN S. PERRY
ATTORNEYS AT LAW
KINSTON, N. C.

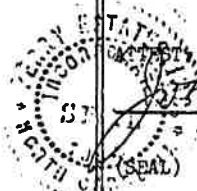
2. That the covenants of the grantee shall expire and become null and void January 23, 1982.

And the said Perry Estates, Incorporated, for itself and its successors and assigns, covenants with said party of the second part, her heirs and assigns, that it is seized of said premises in fee and has the right to convey in fee simple; that the same is free and clear from all encumbrances, and that it does hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Perry Estates, Incorporated, has caused this deed to be signed by its President, attested by its Secretary, and its seal duly impressed, the day and year first above written.

PERRY ESTATES, INCORPORATED

BY: Warren S. Perry
President



John F. Burton
Secretary

NORTH CAROLINA
LENOIR COUNTY

This 23rd day of January, 1962, personally came before me, Charlotte Hawkins, a Notary Public of the above County and State, John F. Burton, who, being by me duly sworn, says that he knows the common seal of Perry Estates, Incorporated, and is acquainted with Warren S. Perry, who is President of said corporation, and that he, the said John F. Burton, is Secretary of said corporation, and that he, the said John F. Burton, saw the said President sign the foregoing deed, and that he, the said John F. Burton, Secretary as aforesaid, affixed said seal to said deed, and that he, the said John F. Burton, signed his name in attestation of the execution of said deed in the presence of said President of said corporation.

Witness my hand and official seal, this 23rd day of January, 1962.

Charlotte Hawkins
Notary Public



My commission expires: 7-8-63

NORTH CAROLINA
LENOIR COUNTY

The foregoing certificate of Charlotte Hawkins Notary Public Lenoir County, State of North Carolina, is adjudged to be correct. Let the instrument with this certificate be registered.

Filed for Registration on 10:45 o'clock a
Sept 28 1962

John S. Doro
Clerk of Deeds Lenoir County

Witness my hand, this the 28th day of September 1962
John S. Doro
Clerk Superior Court

ELY J. PERRY
WARREN S. PERRY
ATTORNEYS AT LAW
KINGSTON, N. C.