



RESTRICTIONS:

1. Lots shall be used exclusively for single family residential purposes and shall consist of 1700 square feet of enclosed heated floor space, with a minimum of 840 square feet of such total space to be upon the ground floor, Garages and porches shall not be included in this square footage restriction.
2. All dwellings must be constructed of wood, brick, brick veneer, asphalt shingles, stone, concrete blocks, tile, stucco and/or be of a stucco and concrete structure. All architectural designs must be esthetically appropriate to the subdivision as determined by Johnie Thomas, Jr. and Wesley Thomas, or their successors in interest. Garages, utility buildings and any other out buildings or sheds shall be constructed of similar materials and design as the house.
3. All residences shall be equipped with septic tanks or other approved septic system for sewerage disposal and such system shall be approved by the Pender County Health Department.
4. There shall be no occupancy of any building erected on any lot in the subdivision until the outside of the house is completed.
5. No cattle, swine or any other livestock shall be kept on the premises.
6. No dwelling or building shall be erected until plans and specifications have been approved by Johnie Thomas or Wesley Thomas or their successors in interest.
7. No building shall be erected nearer than 50 feet from the front street or highway right of way line.
8. No building shall be erected nearer to the rear or side lines than the minimum distance required by the Pender county zoning ordinance.
9. No junk cars, lawnmowers, farm equipment, heavy equipment or unsightly materials or vehicles shall be permitted upon the property.
10. No manufactured homes, modular homes or mobile homes are allowed.
11. Grantor reserves the right to enforce these restrictions and specifically reserves the right to assign enforcement rights to Johnie Thomas, Jr. And Wesley Thomas.
12. Invalidation of anyone or more of these restrictions shall not invalidate the other restrictions.
13. Grantor, his successors and/or assigns, shall reserve the right to alter, amend or revoke restrictions on other lands owned by the Grantor whether or not contiguous with the land subject to this conveyance.

PIN # 3281-88-4915-0000

DATE 5/27/10 INT JB

Revenue Stamps: No taxable consideration

Parcel Identifier No.

Brief description for the Index:

Portion of Tract 305, Lot 3 of J.G. Thomas, Sr., Estate

** The Attorney preparing this instrument has made NO record search or examination as to the property herein described, unless the same is shown by his written and signed certificate. **

This instrument was prepared by: James S. Price & Associates

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 27th day of May, 2010, by and between,

GRANTOR	GRANTEE
Anne R. Robinson, widow	David Allen Robinson, married Donna Spader, married Deborah Lynn Robinson, married Deidre Anne Robinson, unmarried As Joint Tenants with Right of Survivorship
	<u>Mailing Address:</u> 1031 Washington Acres Hampstead, NC 28443

WHEREAS, the Grantor desires to convey to Grantee the remainder interest in fee and desires to retain a life estate in the herein below described property;

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, conveyed and confirmed, and by these presents does bargain and sell and convey and confirm unto Grantee, their heirs and assigns forever the remainder interest subject to a life estate retained by the Grantor in and to all the following described piece or parcel of land lying and being in the County of Pender and State of North Carolina, and known and designated as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Deed into Grantor recorded in Book 2188, Page 127 of the Pender County Registry.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the life estate set out above and to the exceptions, reservations and conditions as follows:

- i. Ad Valorem taxes for 2010;
- ii. Easements and Restrictive Covenants of Record;
- iii. County and municipal zoning ordinances.

Grantor makes no warranty, express or implied, concerning the title to the above referenced property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Anne R. Robinson (SEAL)
ANNE R. ROBINSON

State of North Carolina

County of New Hanover

I certify that the following person(s) personally appeared before me this day, having been properly identified by a driver's license or other photo identification, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Anne R. Robinson

Witness my hand and notarial seal, this 27th day of May, 2010.



[Signature]
Notary Public

James S. Price
Typed or Printed Name of Notary

My Commission Expires: 5/27/10



EXHIBIT "A"

PORTION OF TRACT 305
LOT 3
J.G. Thomas, Sr., Estate

Beginning at a set iron pipe in the northeastern right of way line of Washington Acres Road (S.R.1582-60' public right of way), said pipe being located (as measured along centerline of Washington Acres Road) with a curve to the southwest having a radius of 1,876.396 feet and a chord bearing and distance of South 30 degrees 15 minutes 34 seconds East 194.48 feet, (as measured along centerline of Washington Acres Road) South 27 degrees 17 minutes 20 seconds East 278.96 feet and (leaving said centerline) North 62 degrees 42 minutes 40 seconds East 30.00 feet, from an existing P.K. nail at the centerline intersection of Washington Acres Road and Circle Drive (S.R.1603-60' public right of way); running thence from said beginning point with a new line North 62 degrees 42 minutes 40 seconds East 200.01 feet to a set iron pipe; thence with a new line South 27 degrees 17 minutes 28 seconds East 67.83 feet to an existing iron pipe; thence with a new line South 27 degrees 16 minutes 20 seconds East 47.17 feet to an iron pipe; thence with a new line 62 degrees 42 minutes 40 seconds West 200.00 feet to a set iron pipe in the northeastern line of Washington Acres Road; thence with said line North 27 degrees 17 minutes 20 seconds West 115.00 feet to the point and place of beginning, containing 0.53 acres more or less and being a portion of Tract 305 of the J.G. Thomas, Sr. Estate as shown on a recorded map entitled "Map of Survey for J.G. Thomas, Sr. Estate" by Johnnie C. Garrason, Professional Land Surveyor as recorded in Map Book 30 Page 64 of the Pender County Registry. Subject to a 10 foot utility & drainage easement along the right of way of Washington Acres Road and subject to a 10 foot drainage easement along the northeastern rear line of the above described tract.

Subject to the following restrictions: