

This Deed drawn by: Frank C. Ausband, Atty. 28
Mail this Deed to: Madgelle Conrad Bean ; 104 York Street, Kannapolis, NC 28081
(Name) (Street and Number) (City) (State) (Zip)
Mail future tax bills to: (same)
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 30th day of August, 1982,

by Jewell Conrad Edgerton and husband, William B. Edgerton;
Philip W. Conrad and wife, Bessie D. Conrad;
J. Gordon Conrad and wife, Mildred Conrad Conrad
Virginia Conrad Ausband and husband, Frank C. Ausband
Madgelle Conrad Bean (widow)

part ies of the first part, to Madgelle Conrad Bean

part Y of the second part;
Witnesseth That the said part ies of the first part, in consideration of (\$ 10.00 & OVC) Ten Dollars and
other valuable consideration to them paid by the said party Y of the second
part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do
bargain, sell and convey unto the said part Y of the second part and her heirs a tract or parcel of
land in the County of Forsyth and State of North Carolina, in Vienna Township, and bounded as follows:

Lying and being in Vienna Township, Forsyth County, North Carolina and beginning at an iron pipe on the south margin of a 30 ft. private drive hereinafter described and also being the northeast corner of Mrs. Grace Kelly (see deed book 434, page 153) and from said beginning point running then South 03°09'45" West 1423.7 ft. to an iron stake; thence South 87°42' East 425.0 ft. to an iron stake; thence North 03°09'40" East 1425.09 ft. to a point on the south margin of said right of way; This with the margin of said right of way North 87°54'53" West 425 ft. to the point or place of beginning containing 13.90 acres, more or less. The same being Lot #1 on map or plat entitled V.W. Conrad Estate surveyed and plated by Beeson Engineering and dated July 26, 1982, unrecorded.

AND ALSO: The right of ingress and egress and the right to install and maintain wires and pipes for utilities in, to, on and over the following described tract of land: Beginning at an iron pipe on the east margin of Meadowlark Drive, Mrs. Grace Kelly's northwest corner (see deed book 434, page 153) the same being also Donald Cassey's southwest corner (see deed book 726, page 345 and the easement therein contained) and from said beginning point running thence with Kelly's line North 84°22'35" East 512.9 ft. to an iron stake; thence South 87°54'53" East 1207 ft.; thence South 69°54'10" East 404.5 ft.; thence North 03°09'35" East 30 ft. to an iron pipe; thence North 69°54'10" West 404.5 ft. to an iron pipe; thence North 87°54'53" West 1207 ft. to an iron pipe; thence South 84°22'35" West 512.5 ft. to the East margin of Meadowlark Drive; thence with the margin of Meadowlark Drive South 03°10' West 30 ft. to the point or place of beginning.

- This property is restricted as follows:
- (1) It shall be used for residential and agricultural purposes only.
 - (2) No residence erected thereon shall contain less than 1200 square feet of heated floor space and no cement blocks or imitation siding shall be visible from the exterior.
 - (3) No trailer or mobile home shall be placed on or allowed to remain thereon.
 - (4) No building of any kind shall be erected or allowed to remain thereon nearer than 20 feet from any of this tract's property lines.
 - (5) These restrictions shall be binding for a period of 25 years and no longer.

DIVISION OF LAND
FOA

The above land was conveyed to grantor by _____ See Book No. _____ Page _____

1373P0557

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part Y of the second part and her heirs and assigns forever.
 And the said part ies of the first part do covenant that they is/are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hands and seal S
Jewell C. Edgerton (Seal) J. Gordon Conrad (Seal)
William B. Edgerton (Seal) Mildred Conrad Conrad (Seal)
Philip W. Conrad (Seal) Virginia Conrad Ausband (Seal)
Bessie D. Conrad (Seal) Frank C. Ausband (Seal)
Madgelle Conrad Bean (Seal)

STATE OF NORTH CAROLINA, Forsyth County
 I, Kathy Justice, a Notary Public of Forsyth County, North Carolina, do hereby certify that Philip W. Conrad and his wife, Bessie D. Conrad; J. Gordon Conrad and his wife, Mildred Conrad Conrad; Virginia Conrad Ausband and her husband Frank C. Ausband; and Madgelle Conrad Bean
 grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
 Witness my hand and notarial seal this the 13th day of September, 1982
 My commission expires August 7, 1985
Kathy Justice Notary Public

STATE OF NORTH CAROLINA, _____ County
 _____, a Notary Public of _____ County, North Carolina, do hereby certify that _____
 grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
 (Notarial stamp or seal). Witness my hand and notarial seal this the _____ day of _____, 19____
 My commission expires _____, 19____, Notary Public
Indiana Monroe

STATE OF ~~NORTH CAROLINA~~ Indiana County
 I, Joy Clark, a Notary Public of Monroe County, Indiana, do hereby certify that William B. Edgerton and his wife Jewell Conrad Edgerton
 grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
 (Notarial Seal). Witness my hand and notarial seal this the 30th day of Aug, 1982
 My commission expires 4-14-86, 1980
Joy Kay Clark Notary Public
JOY KAY CLARK

STATE OF NORTH CAROLINA—Forsyth County
 Notary Public for Indiana University
 The foregoing (or annexed) certificate 5 of Kathy Justice n.p. Forsyth Co. N.C. & Joy Kay Clark n.p. Monroe County, Indiana (here give name and official title of the officer signing the certificate passed upon)
 is (are) certified to be correct. This the 15th day of September, A.D., 1982
 Probate fee \$1.00 paid.
 Filing fee \$ 5.50 paid.
 Eunice Ayers, Register of Deeds
 By Sherry Lewis Deputy-Assistant

Beed

Insert brief description here to be used on Register of Deeds Index

RECORDED FOR DEEDS TO SEP 15 10 32 AM '82 REGISTRY OF DEEDS FORSYTH COUNTY, N.C.

1373P0558