



STATE OF NORTH CAROLINA
 Real Estate Excise Tax
 25.00

251

BK 1741 P4163
 PRESENTED FOR
 REGISTRATION
 AND RECORDED

'92 APR 10 P2:16

LE SAYS
 REGISTER OF DEEDS
 FORSYTH CO. N.C.

\$10.00
[Signature]

Excise Tax 25.00

Recording Time, Book and Page

Tax Lot No. 161

Parcel Identifier No.

Verified by
 by

County on the day of , 19

Mail after recording to

Alex + Shirley Bowman
 4153 Mecum Rd. Walkertown NC 27051

This instrument was prepared by GEORGE S. THOMAS

Brief description for the Index

[Redacted Box]

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of March, 1992, by and between

GRANTOR

GRANTEE

R. DON CAIN and wife,
 REBECCA CAIN

ALEX BOWMAN and wife,
 SHIRLEY P. BOWMAN

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____ Township,

FORYSTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 161 of Plat of R. Don Cain as recorded in Plat Book 35, Page 135 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

THIS DEED IS SUBJECT TO THE RESTRICTIONS AND DECLARATIONS AND TERMS OF CONDITIONS AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO, WHICH RESTRICTIONS AND CONDITIONS SHALL BE BINDING ON THE GRANTEE, HIS SUCCESSORS AND ASSIGNS IN INTEREST.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name) _____ (SEAL)
 By: _____

 President _____ (SEAL)
 ATTEST: _____

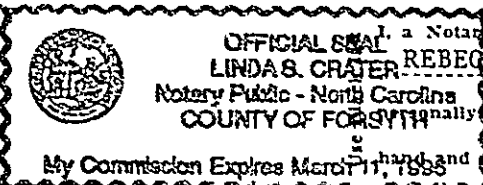
 Secretary (Corporate Seal) _____ (SEAL)

USE BLACK INK ONLY

R. Don Cain
 R. DON CAIN

Rebecca Cain
 REBECCA CAIN

SEAL-STAMP NORTH CAROLINA, FORSYTH County.

 I, a Notary Public of the County and State aforesaid, certify that R. DON CAIN and wife, REBECCA CAIN Grantor, Notary Public - North Carolina personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of MARCH 1992

My Commission Expires MARCH 11, 1996 Linda S. Crater Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Linda S. Crater, N.P., Forsyth Co, NC

is ~~not~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

LE. SPEAS, REGISTER OF DEEDS **FORSYTH**
 REGISTER OF DEEDS FOR _____ COUNTY

By Jesse Halden Deputy ~~Assistant~~ Register of Deeds

EXHIBIT "A"

This Deed is subject to all of the following terms and conditions which the Grantee and his successors in interest hereby accept:

1. The Grantee shall be a member in the Cain's Way Homeowner's Association, which Association is a non-profit corporation.
2. The Grantee shall be bound by the By-Laws, assessments as may be set forth from time to time by the Board of Directors of Cain's Way Homeowner's Association.
3. The Grantee expressly understands and agrees that the Cain's Way Homeowner's Association may become the owner of Wastewater and Treatment Plant and be responsible for the maintenance and upkeep thereof.
4. The Grantee expressly understands and agrees that R. Don Cain shall be responsible for maintaining the Wastewater and Treatment Plant for a period ending March 1, 1993 or when R. Don Cain conveys the Wastewater and Treatment Plant to the Homeowner's Association or when R. Don Cain conveys the Wastewater and Treatment Plant to a utility company, whichever first occurs.

ADDITIONAL RESTRICTIONS

1. All homes are to be no older than a 1976 model with a well maintained, clean or painted exterior surface.
2. No tractor trailer truck shall be allowed to be parked longer than one hour on said lot and at no time shall the tractor trailer truck be parked on the street or roadway.
3. All homes within thirty days of being placed on said lot shall be underpinned with fireproof underpinning.
4. All storage and utility buildings to be well maintained. No used mobile homes are to be used for storage or utility buildings.
5. Only one home per lot.
6. All homes to meet front yard, side yard and rear yard requirements as may be established by the Forsyth County Zoning Rules and Regulations.
7. There shall be no parking of vehicles or trucks on street or in road right of way.
8. No junk or unlicensed vehicles shall be allowed on lots.
9. Lots to be kept clean and neat and free of trash, garbage and junk.
10. All lots to be kept mowed and grassed areas are to be well maintained.
11. Any of the above rules can be deleted or rules added or changed by a majority vote of the Homeowner's Association Membership.
12. These rules may be enforced by the Homeowner's Association, which Association has the authority to correct any violation and, in turn, is authorized to file lien and/or lawsuit to collect expenses and costs and/or to enforce said provisions.