

The Grantor does further convey a 40-foot right-of-way as shown on survey prepared by Brian L. Sutphin, Land Surveyor, recorded in Plat Book 11, Page 895, survey entitled "Property of William Spangler" dated June 12, 2008; and Grantor reserves for himself, his heirs, successors and assigns the same forty (40) foot right-of-way for ingress and egress, to Tracts 1 through 5. Owners of Tracts 1 through 5, inclusive, shall jointly and equally share in the expense of repair and upkeep of this right-of-way and for the repair and upkeep of the existing bridge over Millers Creek, located on the said right-of-way.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed, and is subject to the following restrictions:

1. No trash dump or junk yard shall be allowed.
2. Any mobile home placed on any tract shall be less than 10 years old from date of this deed and underpinned.
3. No gate shall be placed on the 40-foot wide right-of-way, but cattle guards shall be permitted.
4. Deed restrictions may only be changed or eliminated by the written consent of all owners of Tracts 1, 2, 3, 4 and 5, as shown in survey of record in Plat Book 11, Page 895, survey entitled "Property of William E. Spangler" dated June 12, 2008.

Real estate taxes for the year 2008 on the property herein conveyed will be prorated between Grantor and Grantees as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

This Instrument
Prepared by:

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