

JAN 3 2005

THIS DOCUMENT PREPARED BY:
Gregory W. Smith, Attorney at Law, P.C.
P. O. Box 127, Madison Heights, Va. 24572

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THIS DEED, made and entered into this the 28th day of December,
2004, by and between KEVIN ALLEN GOFF, party of the first part (GRANTOR); and
WARREN W. HARRIS, party of the second part (GRANTEE);

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in
hand paid, and other good and valuable considerations, the receipt of all of which is
hereby acknowledged, the said party of the first part does hereby grant, bargain, sell
and convey, with General Warranty and English Covenants of Title, unto the said party
of the second part, the following real estate to-wit:

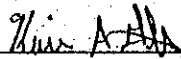
That certain tract or parcel of ground, together with the buildings and improvements
thereon and the privileges and appurtenances thereunto belonging, lying and being
in Elon Magisterial District, Amherst County, Virginia, and being described as Parcel
B, containing 11.605 acres, as shown on a plat entitled "Plat Showing Subdivision of
a Portion of THE WILLIAM & CYNTHIA HENDERSON PROPERTY ON S. R. 622, Elon
Mag. Dist., Amherst C., Virginia", dated January 31, 2001, made by James C. May &
Associates, P.C., attached to and recorded as a part of a Deed of Dedication dated
May 8, 2002, from William Michael Henderson and Cynthia Morcom Henderson, husband
and wife, and recorded in the Office of the Clerk of the Circuit Court of Amherst County,
Virginia, in Deed Book 877, at page 367.

The property hereby conveyed is the same real estate conveyed to the Grantor
herein by Kevin Allen Goff and Sarah Marie Williams, by deed dated October 3,
2003, and recorded in the Clerk's Office of the Circuit Court for the County of
Amherst, Virginia, in Deed Book 945, page 518.

This conveyance is made subject to all restrictions, reservations, rights of way,
easements and conditions of record and now binding on said real estate.

MAP NO. 152-A-5.

WITNESS the following signature and seal:

 (SEAL)
KEVIN ALLEN GOFF

STATE OF VIRGINIA
COUNTY/CITY OF



BOOK 993 PAGE 768
to-wit:

and

WHEREAS, the parties of the first and second parts do hereby declare that the following restrictions shall apply to Parcel A and Parcel B, shown on said plat, and any future subdivision thereof; to-wit:

RESTRICTIONS:

1. Lots shall be used for residential purposes only.
2. No unlicensed car or cars ineligible for state inspection may be kept on any lot or more than thirty days.
3. No mobile homes, double-wide mobile homes, shacks or temporary buildings shall be placed or maintained on any of these lots. No modular homes shall be placed or maintained on any of these lots.
4. No commercial kennel shall be permitted on any of these lots.
5. Developer reserves the right to modify these restrictions as may be deemed to be necessary.
6. No lot owner shall maintain any nuisances or allow any conditions that produce excessive noise, specifically including all terrain recreational vehicles, barking dogs or any other instrumentalities that produce excessive noise that interferes with the owners of other lots.