

STATE OF NORTH CAROLINA

BOOK 231 PAGE 255

COUNTY OF GRANVILLE

WARRANTY DEED OF CONVEYANCE

THIS DEED, made this the 8 day of December, 1980, by

JMJ CORPORATION, a North Carolina Corporation, Seller, to

Linda Rivers Miller, Purchasers;

WITNESSETH:

That the seller, in consideration of the sum of \$ 750.00, paid by the purchasers and a promissory note of purchasers of even date herewith to JMJ Corporation in the amount of \$ 15,600.00, which is secured by a purchase money deed of trust executed by purchasers to T. S. Royster, Jr., Trustee for JMJ Corporation, beneficiary, the receipt of all considerations being hereby acknowledged, does hereby give, grant, bargain, sell and convey to said purchasers, their heirs and assigns, that certain tract or parcel of land in Tally Ho Township, Granville County, North Carolina, and thus particularly described:

Lot No. 10 of Tar Valley Farms containing 6.54 acres. A plat of said Tar Valley Farms is of record in the Office of the Register of Deeds of Granville County, North Carolina in Plat Book 8, page 60, to which reference is hereby made for a more perfect description.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said purchasers, their heirs and assigns in fee simple forever. And the said seller covenants with the said purchasers, their heirs and assigns, that it is seized of said premises in fee and has the right to convey in fee simple, that the same is free and clear from all encumbrances and that it does hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever.

This conveyance is subject to the laws, rules and regulations of the State of North Carolina and Granville County. As covenants running with the land, the use of same is restricted as follows:

(1) No inoperative or junk motor vehicles or equipment of any kind may be located on said property. (2) Said real estate is restricted to use for a single family residence and agricultural use except that an additional family residence may be permitted by the undersigned. (3) It is expressly provided that no hogs may be raised for commercial use on said property. (4) In the event a mobile home is placed on said property, the same shall be fully underskirted. (5) No incomplete or junk type structures shall be permitted. (6) No tobacco allotment is transferred or allocated with said land. (7) Purchasers assume the maintenance of the roadway serving Tar Valley Farms as shown on Plat of said subdivision jointly with the owners of the other lots located in the subdivision.

IN TESTIMONY WHEREOF, the said JMJ Corporation, a North Carolina Corporation, has caused this instrument to be signed by its President and attested by its Secretary, all by order of its Board of Directors, this the day and year first above written.

ATTEST:

Mary Ruth C. Nelms  
Secretary

JMJ CORPORATION

By:

John A. Nelms  
President



NORTH CAROLINA, GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid, do hereby certify that on this day personally appeared before me Mary Ruth C. Nelms and acknowledged that she is the Secretary of JMJ Corporation, a North Carolina Corporation, and that by authority duly given and as the act of said corporation this foregoing instrument was duly signed in its name by its President, sealed with its corporate seal, and attested by herself as Secretary.

Witness my hand and notarial seal, this the 9th day of December, 1980.

My commission expires: 4-14-85

David J. Pace  
Notary Public

NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of Hayley J. Hall, a Notary Public of Granville County, N. C. is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, N. C. in Book 231, page 255. This 9th day of December, 1980, at 3:45 o'clock P.M.  
Recorded and verified:

By:

Assistant Register of Deeds

John O. Mamm  
Register of Deeds

\$ 4.00 Rec. Fees \$ 16.00 Stamps

This instrument prepared by Royster, Royster & Cross, T.S.R., Jr.  
12-15-80 mailed - Linda Rivers Miller, 110 Hanover St, Hampton, Va 23661