

NORTH CAROLINA

GRANVILLE COUNTY

THIS DEED, made and entered into this the 25 day of May, 1964, by and between the State of North Carolina, a body politic and corporate, hereinafter designated as the party of the first part, and EAAG, INC. of DURHAM County, North Carolina, part y of the second part:

WITNESSETH:

THAT WHEREAS, the North Carolina Hospitals Board of Control by resolution dated the 7 day of September, 1961, authorized and approved the conveyance of the land hereinafter described to the part y of the second part; and

WHEREAS, the execution of this conveyance for and on behalf of the State of North Carolina has been duly approved by the Governor and Council of State by resolution adopted at a meeting held in the City of Raleigh, North Carolina, on the 6th day of August, 1964.

NOW, THEREFORE, that for and in consideration of the sum of Six thousand and no/100 (Dollars) (\$6,000.00)

paid by the part y of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part has given, granted, bargained and sold and by these presents does hereby bargain, sell and convey to the part y of the second part, its successors, and assigns, in fee simple, all of that certain tract of land situate, lying and being in the State of North Carolina, County of Granville Dutchville Township, bounded and described as follows, to wit:

BEGINNING at a stake said stake being North 38°18' West 115.6 feet from the point of intersection of the property line of the Northern side of C Street and the Eastern side of 7th Street; thence along and with the property line on the Eastern side of 7th Street North 38°18' West 600 feet to a stake; thence North 51°42' East 188.8 feet to a stake; thence South 38°18' East 600 feet to a stake; thence South 51°42' West 188.8 feet to a stake said stake being the point and place of the beginning and being Lots 2, 3, 4, 5, 6 and 7, Block D, as per plat and survey thereof dated January 1958, and recorded in the Office of the Register of Deeds of Granville County in Plat Book 3, Page 109, to which reference is hereby made for a more particular description of same.

There is reserved and excepted from the property above described easements for sewer, water and electric lines and the maintenance thereof at the locations of said lines as they now exist across this property.

This conveyance is made in accordance with Rules and Regulations adopted jointly by the North Carolina Department of Mental Health, formerly the North Carolina Hospitals Board of Control, and the Advisory Budget Commission regarding the sale of real property as provided by Chapter 71, Session Laws 1949. This sale is also made subject to Rules and Regulations adopted by the Hospitals Board of Control concerning restrictions and zoning of properties in accordance with Chapter 71, Session Laws 1949, on file in the Office of the Secretary of State of the State of North Carolina, and subject to the attached restrictions which are made a part thereof.

- RESTRICTIONS -

1. No dwelling shall be located nearer than fifty (50) feet to the front lot line nor nearer than fifteen (15) feet to the side lot lines; provided, however, that a detached garage or other buildings shall be located no nearer than one hundred (100) feet from the front lot line nor nearer than five (5) feet to the side lot line.
2. No dwelling shall be erected with less than 950 square feet of floor space in the case of a one-story structure nor less than 1200 square feet of floor space in the case of a one-and-one-half story or two-story structure.

TO HAVE AND TO HOLD the said tract of land, together with all privileges, appurtenances, tenements, and hereditaments thereunto or in any manner appertaining or belonging to EAAG, INC. the said part y of the second part, its successors and assigns, in fee simple.

IN WITNESS WHEREOF, the State of North Carolina has caused this deed to be executed in its name by Terry Sanford Governor, attested by Thad Eure

Secretary of State, and the Great Seal of the State of North Carolina hereunto affixed, by virtue of the power and authority aforesaid.

#The GREAT SEAL of the STATE OF NORTH CAROLINA#
May 20, 1775 #
S E A L #
Esse Quam Videri # By Terry Sanford
GOVERNOR

Attest:

Thad Eure
SECRETARY OF STATE

Approved as to Form

This 6th day of August 1964 Approved for Disposition

Thomas Wade Bruton
Atty. General

Hugh Cannon
Director of Administration

By: William B. Ray
Real Property Attorney

Filed - Power of Attorney
9-28-64
111 Concord St. Durham, N.C.

NORTH CAROLINA
WAKE COUNTY

I, I, Claire Eastman Nickels, a Notary Public in and for the State of North Carolina, County of Wake, do hereby certify that on this 6 day of August, 19 64, personally came before me Terry Sanford, Governor of the State of North Carolina, and Thad Eure, Secretary of State of North Carolina, who being by me duly sworn, says each for himself, that he knows the Great Seal of the State of North Carolina, and that the seal affixed to the foregoing instrument is the seal of the Great State and that the name of the State of North Carolina was subscribed thereto by Terry Sanford, Governor of said State, and that said Terry Sanford as Governor of said State, and said Thad Eure as Secretary of State, subscribe their names thereto; that the said Great Seal of the State of North Carolina was affixed thereto by virtue of a resolution of the Council of State and by the Governor of Said State, and the said instrument is the act and deed of the State of North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this the 7 day of August, 19 64.

#Claire Eastman Nickels, N.P.#
S E A L #
#Wake County, N.C. #

Claire Eastman Nickels
NOTARY PUBLIC

My Commission expires: 1-8-65

NORTH CAROLINA, Granville County. of Wake
The foregoing certificate of Claire Eastman Nickels, a Notary Public, in and for the ~~of Wake County and State~~ her attested by ~~his~~ notarial seal, is adjudged to be correct and in due form, and according to law, and the instrument to which it is attached is adjudged ~~to have been duly proven~~. Let the same with all certificates be registered.

Witness my hand this 25th day of September, 19 64.
Mary Ruth C. Nelms
Clerk Superior Court.

Filed for registration in my office on 25 day of Sept., 19 64 at 11:00 o'clock A. M.
Flora O. Mann
Register of Deeds of Granville County.

