

Hold Clifton & Singer

BK6124PG0139

NORTH CAROLINA

PRESENTED
FOR
REGISTRATION

RESTRICTIVE COVENANT

WAKE 000348

94 MAY 11 PM 12:58

KENNETH C. WILKINS
REGISTERED CLERK
WAKE COUNTY

104 THIS RESTRICTIVE COVENANT, made and entered into this day of May, 1994, by PHILLIP RAY BARKER, unmarried (hereinafter the Owner).

WHEREAS, the Owner is the owner of Lots 3A and 3B of MBCB Subdivision as the same is shown on plat thereof recorded in Book of Maps 1989, Page 484, Wake County Registry; and

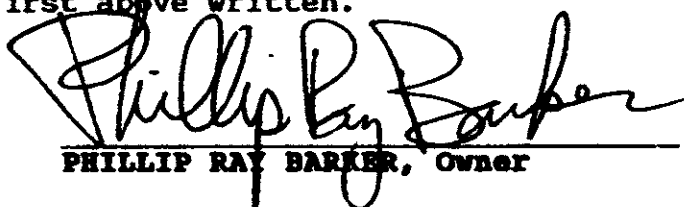
WHEREAS, the Owner wishes to place certain restrictions on the future use and development of Lot 3B:

NOW, THEREFORE, in consideration of the premises, the Owner acts as follows:

The Owner, so long as he shall own Lot 3B of MBCB Subdivision, as the same is shown on Plat recorded in Book of Maps 1989, Page 484, Wake County Registry, does covenant and agree that in the event he should construct a residence on Lot 3B of the aforesaid subdivision that any such residence constructed thereon shall be one single family residence only and said residence shall be no closer than 60 feet to the existing residential structure now situated on Lot 3A.

This restrictive covenant shall be binding upon the owner, his heirs and assigns, and shall run with the land and therefore bind all subsequent owners of Lot 3B, MBCB Subdivision, as shown on Plat recorded in Book of Maps 1989, Page 484, Wake County Registry.

IN WITNESS WHEREOF, the party hereto has hereunto set his hand and seal the day and year first above written.


PHILLIP RAY BARKER, Owner (SEAL)

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NORTH CAROLINA
WAKE COUNTY

I, the undersigned, a Notary Public in and for the above county and state, do hereby certify that Phillip Ray Barker personally appeared before me this date, who first being duly sworn acknowledged that he executed the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 10th day of May, 1994.

SHERI B. BROWER
NOTARY PUBLIC
WAKE COUNTY, NC

Sheri B. Brower
Notary Public
My Commission Expires: 1/31/98

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate

Sheri B. Brower
Notary Public is

(are) 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.

By Regina R. Cooke
Kenneth G. Wilkins, Register of Deeds
Asst./Deputy Register of Deeds