RECORD OF POOR QUALITY
DUE TO CONDITION OF
ORIGINAL DOCUMENT

BOOK 1450 PAGE 243

This deed drawn by W. C. Harris, Jr.

CORPORATION DEED

NORTH CAROLINA—Wake County.

THIS DEED, made this 17 day of January, 19 61, by Ashburn Construction Company, Inc.

a corporation organized and existing under the laws of the State of North Carolina, having its principal office in Wake County, State of North Carolina, Grantor, to Thomas S. Memory and wife Mary S. Memory, Grantees, all of Wake County, North Carolina; Witnesseth: That the Grantor, in consideration of Ten Dollars and other valuable considerations to it paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantees, their heirs, or successors, and assigns, the parcel(s) of land in Wake County, North Carolina, in _____ Township, adjoining the lands of _____ and others, and more particularly described as follows:

Lots Nos. 1 and 2 of Section One, Laurel Hills West as shown on map surveyed by Wilson and Associates, Inc., dated Nov. 1960, and recorded in Book of Maps 1960, page 238, Wake County Registry.

This lot and all other lots in Laurel Hills West as shown on map recorded in Book of Maps 1960, page 238, are subject to following restrictive covenants:

1. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed 2½ stories in height and a private garage for not more than 3 cars and other buildings incidental to residential use of the lot.
2. No building shall be located on any lot nearer than 40 feet to the front line nor nearer than 10 feet to any side line, except on corner lots where building may be located as near as 25 feet of either front line.
3. No residential structure shall be erected or placed on any lot with a ground floor area of less than 1200 square feet, excluding one story open porches and garages.
4. No livestock except horses and household pets shall be kept on the premises, and no livestock shall be kept or bred for commercial purposes.
5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. These covenants shall run with the land and shall be binding on all parties and persons claiming under them until February 1, 1971, at which time they will expire.
7. Invalidation of any one of these covenants by judgment order shall in no wise affect any of the other provisions which shall remain in full force and effect.

This property was conveyed to Grantor by deed dated _____ recorded in Book _____ Page _____ Wake County Registry.

TO HAVE AND TO HOLD the aforesaid parcel(s) of land and all privileges and appurtenances thereunto belonging to the said Grantees, their heirs, or successors, and assigns forever.

And the said Grantor, for itself, its successors and assigns, covenants with the Grantees, their heirs, or successors, and assigns that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances except as herein set forth; and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN TESTIMONY WHEREOF, the said Grantor has caused this instrument to be signed in its corporate name by its _____ president, its corporate seal hereunto affixed, and attested by its _____ secretary, by order of its Board of Directors, this the day and year first above written.

(CORPORATE SEAL)

Attest: Mildred P. Ashburn
Mildred P. Ashburn, Secretary

ASHBURN CONSTRUCTION COMPANY, INC.
Name of Corporation

By: J. E. Ashburn
J. E. Ashburn, President

Type name under each signature

STATE OF NORTH CAROLINA—Wake County.

This is to certify that on the 17 day of January, 19 61, before me personally came J. E. Ashburn (president, vice-president, secretary, or assistant secretary), with whom I am personally acquainted, who, being by me duly sworn, says that J. E. Ashburn is the President, and Mildred P. Ashburn is the Secretary of the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by the said President, and that the said President and Secretary subscribed their names thereto, and said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of said corporation. Witness my hand and official seal this the 17 day of January, 19 61.

(NOTARIAL SEAL)

Jane H. Shirley
Notary Public.

NOTARIAL SEAL HERE
(Seal must be impressed sufficiently for Notary's name to be readable)

My commission expires: 9-28-61

NORTH CAROLINA—Wake County.

The foregoing certificate of Jane H. Shirley, Notary Public of Wake County, North Carolina, is adjudged to be correct.

Let the said deed and certificate be registered. Witness my hand this the 12 day of April, 1961.

Jane L. Smithers
Deputy Clerk Superior Court.

Probate fee 25¢ paid.

Filed for registration on the 12th day of April, 19 61, at 4:25 o'clock P.M., and duly recorded in the office of the Register of Deeds of Wake County, N. C., in Book 1450, Page 243

Fee $ 1.25 paid.

W. F. BOOKER, Register of Deeds
By: H. P. Dennis
Deputy Register of Deeds

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