

Mail To Robert P. Williams Lot 14, Phase 2. Mundy Acres, Denver, NC.28037

CORPORATION WARRANTY DEED-Form CWD-402.

Printed and for sale by James Williams & Co., Inc., Yorkville, N.C.

STATE OF NORTH CAROLINA, Catawba County. BOOK 1515 PAGE 468

THIS DEED, Made this 1 st day of July, 19 87, by and between

MOON VALLEY ENTERPRISES, INC.

a Corporation of Avery County and State of North Carolina, hereinafter called Grantor, and

Robert P. Williams and wife Tenna H. Williams, 2218 Randall Street, Charlotte of NC, Mecklenburg County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$100,000.00 Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Mountain Creek Township, Catawba County, North Carolina, described as follows:

BEING all of Lot Number 14 Phase 11 Section of Mundy Acres S/D as shown on Plat recorded in Plat Book 22 at Page 80, Catawba County Registry.

ALSO CONVEYED HEREBY is a permanent non-exclusive road right-of-way easement over and upon the private roadway as shown by Plat Book 22 at Page 80, Catawba County Registry, to provide access from the above referenced lot(s) to Catawba State Road 1852 and 1374.

SUBJECT TO the following restrictions and conditions:

1. Each lot may be used for private residential purposes only, with only one residence per lot;
2. No portion of any building may be located within 60 feet of the roadway centerline as shown by Plat Book 22, at Page 80, Catawba County Registry;
3. Septic tank and water system must be approved by Catawba County Health Department;
4. Household pets not to exceed three (3) may be kept; however, no live stock, chickens or pigs are allowable whatsoever;
5. No noxious, offensive, annoying or nuisance activity may be carried on;
6. Each lot is subject to a ten-foot (10') general easement along all interior lot lines for utility purposes;
7. All structures must be underpinned and less than 10 years old when placed upon the lot unless waived by 75% of record owners;
8. No junk automobiles, auto parts, junk or trash may be kept;
9. No firearms shall be discharged except in self defense;
10. Subject to all utility easement of record;
11. These restrictions may be enforced by any lot owner to restrain violation or to recover damages;
12. These restrictions shall be covenants running with the land until September 1, 2021.

BY ACCEPTANCE OF THIS INSTRUMENT, each lot owner hereby agrees to cooperate fully with all necessary procedures to obtain state maintenance on the roadway, including the granting of an easement for the same;

EACH LOT OWNER IS RESPONSIBLE for his share of road maintenance expense until such time as State maintenance is obtained.

REVENUE \$3.00

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REGISTERED
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and was conveyed to Grantor by TO HAVE AND TO HOLD The above described premises, with all the appurtenances therunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever. And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons who may have a claim therein. Which references made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter. IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

ATTEST:  RONALD LOFTIS Secretary

MOON VALLEY ENTERPRISES, INC.
By Charles V. Donaldson
CHARLES V. DONALDSON President

STATE OF NORTH CAROLINA, Catawba COUNTY.
I, Alfred E. Coe, a notary public, do hereby certify that RONALD LOFTIS, this day and acknowledged that he is, deputy Secretary of MOON VALLEY ENTERPRISES, INC., and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary. Witness my hand and official seal this 1st day of July, 1987.
My Commission expires: My Commission Expires, June 25, 1992 N. P. [SEAL]

STATE OF NORTH CAROLINA, Catawba COUNTY.
The foregoing certificate(s) of Alfred E. Coe, a Notary Public of Catawba County, N.C. is (are) certified to be correct. This instrument was presented for registration this 17th day of July, 1987 at 1:04 P.M., and duly recorded in the office of the Register of Deeds of Catawba County, North Carolina, in Book 1515, Page 468.
This the 17 day of July, A.D., 1987.
Ruth Mackie
Register of Deeds

This Deed drawn by Moon Valley Enterprises, Charles V. Donaldson

STATE OF NORTH CAROLINA
JUL 17 1987
PR: 17577
0300
Mortgage
Excise Tax