

BOOK 281 PAGE 755  
*State & Local Tax 1700*

INDIVIDUAL DEED

Printed and for sale by  
WALTON COUNTY DEEDS OFFICE  
WALTON, FLA. U. S.

STATE OF NORTH CAROLINA  
UNION COUNTY

*Olivia Beard* Made this 9th day of

February A. D. 1976 by and between

TED R. GAY and wife, JUDY H. GAY

of the County of Union and State of North Carolina  
Parties of the first part, and OLIVIA MAX WELTON and wife, MARTHA M. WELTON

of the County of Union and State of North Carolina  
parties of the second part:

WITNESSETH, that the said parties of the first part, in consideration of Ten Dollars  
and Other Valuable Considerations

to them paid by the parties of the second part, the receipt of which is hereby acknowledged  
have bargained and sold, and by these presents do grant, bargain, sell and convey  
unto the said parties of the second part their heirs, all of that certain tract  
of land, situate, lying and being in

Buford Township, Union County, State of  
North Carolina, and more particularly described as follows:

BEING the northern one-half of those two certain lots designated as Lots Nos. 1 and 2  
in Block 'B' of ALTON WOODS Subdivision, described as follows: BEGINNING at an iron  
pin on the south right of way line of the Ridge Road and on the northwest corner of  
Lot No. 1 and running thence with the south right of way line on said Ridge Road,  
North 69 degrees 15 minutes East 100 feet to an iron pin on a common corner of Lots  
Nos. 2 and 3; thence along and with the division line of Lots Nos. 2 and 3, South 20  
degrees 45 minutes East 200 feet to an iron pin, new division line; thence South 69  
degrees 15 minutes West 100 feet to an iron pin on the east line of a 60 foot wide  
dedicated street; thence along and with the east line of said street, and as shown  
upon said map, North 20 degrees 45 minutes West 200 feet to the BEGINNING corner.  
See Plat Book 5, Page 95, Union County Registry.

Being a portion of the lands conveyed to Gibson L. Smith and David T. Simpson by deed  
recorded in Deed Book 189, at page 80, Union County Registry, and also being a part  
of the property described in deeds recorded in Deed Book 98, at page 117, and Deed  
Book 95, at page 259, of the Union County Registry.

And being the identical land conveyed to Ted R. Gay and wife, Judy H. Gay, by deed  
from Fred F. Gay and wife, Brenda W. Gay, dated 25 January, 1971, and recorded in  
Deed Book 237, at page 615, Union County Registry.

This conveyance is made and accepted subject to the following restrictions and  
conditions with respect to the use of said lots, to-wit:

BOOK 281 PAGE 756

1. This is a residential subdivision only, and no type of buildings, other than residence buildings, shall be erected in this subdivision other than family garages, carports, and accessory buildings for residential use.
2. No dwelling shall be constructed in this subdivision having less than 1,000 square feet of floor space on the first floor, exclusive of carports, garages or porches.
3. All residences constructed in this subdivision shall be constructed on brick, cement, rock or cement block foundation, and in the event cement block foundation shall be used, the same shall be painted and kept painted.
4. No residence constructed in this subdivision shall be constructed with imitation siding of any description.
5. No residence or other buildings shall be constructed in the subdivision at any distance nearer than the setback line 50 feet from the highway right of way line, upon which said lots front; nor within less than 8 feet from the adjacent boundary lines.
6. No outside toilets shall be permitted in this subdivision.
7. No junk automotive vehicles or any other type of salvage shall be stored at any time in this subdivision.
8. No house trailers for permanent residences in this subdivision shall be permitted; and all residences constructed in this subdivision shall be on solid foundations as specified in paragraph 3 above.

The foregoing restrictions shall be in the nature of covenants running with the land with respect to the lots conveyed in and from this subdivision.

BOOK 281 PAGE 757

TO HAVE AND TO HOLD the aforesaid tract  
 ----- of land and all privileges and appurtenances thereto belonging to the said  
 parties of the second part and their  
 ----- heirs and assigns, to ----- their ----- only use and behoof forever.  
 And the said parties of the first part ----- for ----- themselves  
 and ----- heirs, executors and administrators, covenant ----- with the said parties of  
 the second part ----- by self ----- heirs and assigns, that ----- they are ----- seized of said premises  
 in fee, and have ----- right to convey the same in fee simple; that the same are free and clear  
 from all incumbrances, and that ----- they ----- will warrant and defend the said title to the same  
 against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF the said parties of the first part to these presents have  
 hereunto set their hands ----- and seals ----- the day and year above written.

Signed, sealed and delivered ----- (Seal)

In the presence of ----- (Seal)

*Jack R. Stoy*  
 Jack R. Stoy  
*Andy W. Gay*  
 Andy W. Gay

(Seal)

STATE OF NORTH CAROLINA  
 FEB 9 1976  
 RA 10711  
 Real Estate Excise Tax  
 \$ 17.00



NOTARY PUBLIC  
 STATE OF NORTH CAROLINA

BOOK 281 PAGE 758

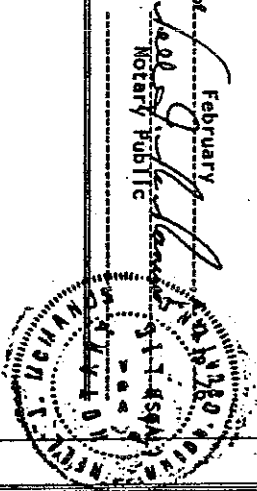
STATE OF NORTH CAROLINA,  
County of Union, } ss.

I, Nell J. McHanus, a Notary Public, Jr. and  
for said County and State of North Carolina, do hereby certify that  
Ted R. Gay and Judy H. Gay

and acknowledged the due execution of the foregoing (or annexed) instrument  
his wife, personally appeared before me this day

Let the instrument with the certificate be registered.  
WITNESS my hand and notarial seal, this 9th day of February

My Commission expires: August 11, 1980



STATE OF \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_ do hereby certify that

and \_\_\_\_\_ personally appeared before me this day  
and acknowledged the due execution of the foregoing (or annexed) instrument.

Let the instrument and the certificate be registered.  
WITNESS my hand and \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_

*L.C.*  
INDIVIDUAL  
Deed

Ted R. Gay and wife,

Judy H. Gay

TO

Olin Max Melton and wife,

Martha H. Melton

Mailing Address

RECORDED IN BOOK 281  
OF DEEDS ON PAGE 755

Mary B. Garringer  
Register Of Deeds

STATE OF NORTH CAROLINA,  
County of Union, } ss.

The foregoing (or annexed) certificate of Nell J. McHanus, N.C.

of Union County, N.C. is certified to be correct.  
ON this 9th day of February 1976  
at Winston-Salem A.M.

Mary B. Garringer  
(Register of Deeds)