

RECORDED
AND
INDEXED

BOOK 186 PAGE 10

Form No. 17 - CONVEYANCE DEED

STATE OF NORTH CAROLINA,

UNION

COUNTY,

This Deed, Made this 17th day of April, A.D. 1953.

by and between, Imperial Realty, Inc.,

A corporation organized and existing under and by virtue of the laws of the State of North Carolina with its principal office located at Lexington

of the County of

Davidson

and State of

of North Carolina and Oscar L. Richardson, Trustee,

Leonard J. Wheeler and wife Vernell R. Wheeler

of the County of Wakeletenburz and State of North Carolina

parties, of the second part,

WITNESSETH, That the said party of the first part, in consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, Dollars

to it paid by the parties, of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, doth grant, bargain, sell and convey unto the said

Leonard J. Wheeler and wife Vernell R. Wheeler

and their heirs, all that certain lot

of land, situate, lying and being in

Yancey

Township,

Union

County, State of North Carolina, and more particularly

described as follows: BEING Lot Number 15 in Block S of ROSEMARY PARK, SECTION TWO, known as PINEAC FARM, map of which is recorded in Plat Book 4, Page 207 in the office of the Register of Deeds for Union County, North Carolina. For further reference see Deed Book 167, Page 557 in the office of the Register of Deeds for Union County, North Carolina.

This conveyance is made subject to the following restrictive covenants for Rosemary Park, Section Two, which run with the land:

1. This is a residential subdivision only with the exception of lots fronting on Remby Bridges Road as shown on above referred to map, which may be used for business or residential. There shall be no other type buildings erected in the residential subdivision other than a garage and that for home use.
 2. There shall be no house constructed in this subdivision having less than 900 square feet of floor space on the first floor, which does not include carports, garages or porches.
 3. No house shall be built having cement block showing, unless painted.
 4. No house shall have imitation siding or any description in subdivision.
 5. No building can be constructed closer than setback line as indicated on map of subdivision.
 6. There shall be no outside toilets in this subdivision.
 7. There shall be no junk automobiles or any other type salvages stored in this subdivision.
 8. No trailers permitted and all houses on solid foundations.
- Subject to any easement heretofore given on and over said property.
 Subject to Right of Way granted North Carolina Telephone Company.
 Oscar L. Richardson, Trustee for Earl Maness et ux in a certain Deed of Trust heretofore executed by Imperial Realty, Inc., recorded in Deed Book A-109, Page 163, Registry of Union County, North Carolina, joins in the execution of this deed at the request of the said Earl Maness et ux for the sole purpose of releasing from the operation of said Deed of Trust the property herein described and for no other purpose.

TO HAVE AND TO HOLD, the above said lots
of land and all privileges and appurtenances thereto, belonging, to the said
Leonard J. Wheeler and wife, Verne L. R. Wheeler
here and assigns, to themselves only use and behoof forever.

And the said Imperial Realty, Inc. for itself,
its successors and assigns, covenants with the said part John of the second part, John, their heirs 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 and
clear from all incumbrances, and that it will warrant and defend the said title to the same against the lawful
claims of all persons whomsoever.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by
the President, and its corporate seal to be hereto affixed and attested by its secretary this day and year first above
written, said Oscar L. Richardson, Trustee, has IMPERIAL REALTY, INC.,
Corporate Seal his hand and seal.

Attest:
Henry C. Muller Secretary
Oscar L. Richardson President
Oscar L. Richardson Trustee

NORTH CAROLINA
COUNTY.

This day of 19 personally came before me
for said County,
who being by me duly sworn says that he knows the common seal of the
and is acquainted with
who is the
President and presiding member of said Corporation, and that he, the said
is the Secretary of the said Corporation and saw the said President
sign the foregoing instrument and saw the said common seal of said Corporation affixed to said instrument by
said President (or, and that he, the said
Secretary as aforesaid, affixed said seal to said instrument), and that he, the said
signed his name in attestation of the execution
of said instrument in the presence of said President of said Corporation.
Let this instrument with the certificate be registered.

NORTH CAROLINA

Davidson } COUNTY

This 17th day of April

AD 1963

personally came before me

N. R. Kinney, who, being by me duly sworn,

Imperial Realty, Inc.,

says that he is the President of

and that the seal affixed to the foregoing instrument in writing is the corporate seal of the Company, and that

said writing was signed and sealed by him in behalf of said Corporation, by its authority duly given. And

the said N. R. Kinney acknowledged the

My commission expires: Sept. 29, 1963

Notary Public

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

The foregoing (or amended) Certificate of David Davidson, President of Imperial Realty, Inc., is adjudged to be correct. Let the instrument and the Certificate be registered.

This 15th day of August, AD 1963.

Notary Public
Court

Prepared by: H. R. Kinney, Pres.,
IMPERIAL REALTY, INC.,
P. O. Box 235
Lexington, N. C.

Corporation Deed

IMPERIAL REALTY, INC.

TO

LEONARD J. WHEELER ET UX

Consideration \$ 10.00 and
and other valuable considerations
Dated 17th day of April, 1963

Filed for registration on the 26th
day of August, 1963
at 10:45 o'clock A.M., and regis-
tered in the office of the Register of Deeds for
Union
County, N. C., this _____ day of _____, 19____ at _____ o'clock _____ M., in Book 186

of Deeds, and page 10
Clara Jones
Register of Deeds

NORTH CAROLINA
UNION COUNTY

I, Nell J. McVenus, Notary Public, do hereby certify that Oscar L. Richardson as Trustee personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal, this 22nd day of April, 1963.

Nell J. McVenus
Notary Public

My commission expires: 9-11-64

