

BOOK 164 PAGE 427 21.50 stamps  
2.50 R. Fee

MAIL TO: MRS. IRIS N. MORETZ, 423 Grand Blvd., Boone, N. C. 28607

WARRANTY DEED-Form WD-601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Watauga County.

THIS DEED, Made this 9th day of July, 1976, by and between

Margaret L. Eley (widow) of \_\_\_\_\_ County

and state of North Carolina, hereinafter called Grantor, and Iris N. Moretz (widow)

of Watauga County and State of North Carolina, hereinafter

called Grantee, whose permanent mailing address is 612 Perkinsville Drive, Boone, N. C.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten - - - - - 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 Boone Township, Watauga County, North Carolina, described as follows:

BEING in the Town of Boone, North Carolina, Lots 61 and 62 of the Daniel Boone Park, M. B. Maltba to the right and Fred Greer to the left.

CONDITIONS:

1. That the grantees, their heirs or assigns shall never convey the property to any person or persons of African descent.
2. That the grantees, their heirs or assigns, shall not construct a dwelling on said lots that shall cost less than \$2,000.00.
3. That the grantees, their heirs or assigns, shall not construct any building closer than 30 feet from the street line.

TAX INFORMATION  
RECORDED  
7-29-76 M. Greene  
Tax Supervisor

WATAUGA COUNTY 029351  
STATE OF NORTH CAROLINA JUL 29 '76  
Real Estate Excise Tax 2150  
PB. 19725

TAXES PAID THRU 1976  
DATE 7-29-76 BY [Signature]  
WATAUGA COUNTY TAX COLLECTOR

E.M. Bumgarner; F.C. Church & wife, Lois/ Church Book 75, & 75 Page 398 & 419  
F.G. Smith & wife, & E. M. Bumgarner See Book No. 72, Page 77

The above land was conveyed to Grantor by F.G. Smith & wife, & E. M. Bumgarner. See Book No. 72, Page 77. TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto 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 whomsoever.

When reference is 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 hereunto set his hand and seal, the day and year first above written.

(SEAL) Margaret L. Eley (SEAL)  
(SEAL) (SEAL)

STATE OF NORTH CAROLINA \_\_\_\_\_ COUNTY.  
I, Sandra L. Bowser, a Notary Public of said County, do hereby certify that Margaret L. Eley (widow)

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 29th day of July, 1976. My Commission Expires: 10-10-77 [Signature] (SEAL)

STATE OF NORTH CAROLINA \_\_\_\_\_ COUNTY.  
I, \_\_\_\_\_, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. My Commission Expires: \_\_\_\_\_, N. P. [SEAL]

STATE OF NORTH CAROLINA, WATAUGA COUNTY.  
The foregoing certificate(s) of Sandra L. Bowser, Notary Public, Watauga County, N.C.

is (are) certified to be correct. This instrument was presented for registration this 29 day of July, 1976, at 4:40 A. M., P. M., and duly recorded in the office of the Register of Deeds of Watauga County, North Carolina, in Book 164, Page 427.

This the 29 day of July, A. D., 1976.  
Nelen Underdown Register of Deeds By Eva Lu Share Assistant, Deputy Register of Deeds

This Deed drawn by Eggers & Eggers, Attorneys at Law, Boone, N. C. 28607 09775