

State of North Carolina.
Watauga County.

This deed made this 28th day of August, 1923, by W.H. Matthews and wife S.L. Matthews of Guilford County and State of North Carolina, of the first part to T.A. *Neury* of Gaston County and State of North Carolina of the second part WITNESSETH:

That said parties of the first part in consideration of (\$205.00) Two Hundred, Five & 00/100 Dollars to them paid by the party of second part, the receipt of which is hereby acknowledged have bargained and sold and by these presents do bargain sell and convey to said party of the second part and his heirs and assigns, 2 certain lots or parcels of land in the town of Boone Boone Township, Watauga County, State of North Carolina, adjoining lots No. 119 & 122 and others, being lots No. 120 - 121 as shown on the map and plat of the Daniel Boone Park Subdivision of the town of Boone, North Carolina, which map is recorded in the office of the Register of Deeds of Watauga County, in Book 1, at page 7 to which reference is hereby made for fuller and more complete description of same.

It is understood and agreed by and between the parties hereto that this deed is made subject to the following conditions and restrictions, viz:

FIRST: That the grantee nor his heirs or assigns shall ever convey the same to any person of African descent.

SECOND: That the grantee nor his heirs or assigns shall construct a dwelling on said lot that shall cost less than \$2000.00.

THIRD: That the grantee nor his heirs or assigns shall construct any building within less than 30 feet of the street line.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land subject to the conditions and all privileges and appurtenances thereto belonging to the said party of the second part, his heirs and assigns to their only use and behoof forever.

And the said parties of the first part covenant to and with the said party of the second part, his heirs and assigns, and that they are seized of said premises in fee, and have a right to convey the same in fee simple; that same are free from all incumbrances, and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF, the said W.H. Matthews, and wife, S.L. Matthews have hereunto set their hands and seals, the day and year above written.

Attest::

(STAMPED 50 cts)

W.H. Matthews (SEAL)
S.L. Matthews (SEAL)

State of North Carolina.
Watauga County.

I, S.S. Brown do hereby certify that W.H. Matthews and S.L. Matthews and S.L. Matthews, his wife, personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance and the said S.L. Matthews being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same; doth state that she signed the same freely and voluntarily without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto.

This 8th day of Sept., 1923.

(seal of office)

S.S. Brown, N.P.

My commission expires on 11th day of Dec., 1924.

North Carolina, Watauga County.

The foregoing certificate of S.S. Brown, N.P. of Greensboro, N.C., is adjudged to be sufficient and correct. Let the instrument, with this certificate be registered.

Witness my hand, this 20th day of Sept., 1923.

A.W. Smith, Clerk Superior Court.

Filed for registration on the 20th day of September, 1923, at 9 o'clock A.M., and registered September 21st, 1923.

E.M. Harman, Register of Deeds.

E. M.
REGISTER OF
DEEDS