

DEEDS - BOOK No. 75

Drafted By: Stacy C. Eggers, Jr. Attorney at Law Boone, N.C.

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NORTH CAROLINA - WATAUGA COUNTY.

THIS DEED, Made this 17th day of June, A.D. 1955

by Fred Greer and wife, Ruth Greer

of Caldwell County and State of North Carolina of the first part, to F.C. Church and wife, Losi Church of Watauga County and State of North Carolina of the second part:

WITNESSETH, That said parties of the first part in consideration of Ten dollars and other good, valuable and sufficient consideration DOLLARS to them paid by said 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 to said parties of the second part their heirs and assigns, a certain tract or parcel of land in Boone Township, Watauga County, State of North Carolina adjoining the lands of F.C. Church, M.R. Maddux and others, and bounded as follows, viz:

Lying and being in the Town of Boone, Watauga County, North Carolina and being lot number 61 of the Daniel Boone Park according to plat of the same of record in the Office of the Register of Deeds for Watauga County in Map Book 1 at Page 7.

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.

-----55¢ Documentary Stamps-----

The above described lands were conveyed to grantors by Respers R. Royal See Book 35, Page 264

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

And the said parties of the first part each them sel ves their heirs, executors and administrators, covenant with said parties of the second part their heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever,

IN TESTIMONY WHEREOF, the said parties of the first part ha ve hereunto set their hand s and seal s, the day and year first above written.

Fred Greer [SEAL] Mrs. Ruth Greer [SEAL]

ATTEST:

E. M. Langmayer Ohio, Cuyahoga Notary Public, do I, E. M. Langmayer Fred Greer and Ruth Greer

his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and official seal, this 20th day of June, A.D. 1955

E. M. LANGMAYER Notary Public., E. M. Langmayer, Clerk Superior Court. NOTARY SEAL) My Commission expires Mar 6, 1958

STATE OF NORTH CAROLINA, COUNTY. Justice of the Peace, Notary Public, do hereby certify that

his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

WITNESS my hand and notarial seal, this day of A.D. 19

My Commission expires N. P. [SEAL]

STATE OF NORTH CAROLINA - WATAUGA COUNTY.

The foregoing certificate of E. M. Langmayer a Notary Public of Cuyahoga County, Ohio, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand and official seal, this 25th day of June, A.D. 1955 A. E. South, Clerk Superior Court.

Filed for registration on the 25 day of June, 1955, at 10:25 o'clock A. M., and registered in the office of the Register of Deeds for Watauga County, N. C., this 27th day of June, 1955, at 10:30 o'clock A. M., in Book # 75 of Deeds, on page # 399, and verified.

Helen Underdown Register of Deeds, Watauga County.