

STATE OF NORTH CAROLINA,—Watauga County

THIS DEED, Made this 23 day of July A.D. 1927, by Respers Royall of Wilkes County and State of North Carolina, of the first part, to Fred Greer of Watauga County and State of North Carolina, of the second part, WITNESSETH:

That said party of the first part, in consideration of Two Hundred Dollars, to him paid by party of the second part, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell and convey to said party of the second part and his heirs and assigns, a certain tract or parcel of land in Township, Watauga County, and State of North Carolina, adjoining the lands of M.B. Maltba J N. Davidson

and others, bounded as follows, viz.: Being in the town of Boone, N.C. and being Lot #61 in Daniel Boone Park

Conditions

- 1. That the grantee nor his heirs or assigns shall ever convey the same to any person or persons of African Descent.
2. That the grantee nor his heirs or assigns shall ever construct a dwelling on said lot that shall cost less than \$2000.00
3. That the grantee nor his heirs or assigns shall construct any building within less than thirty feet of the street line.

To HAVE AND TO HOLD the aforesaid tract or parcel of land 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 party of the first part, for himself and his heirs, executors and administrators covenant to and with the said party of the second part heirs and assigns, and clear that seized of said premises in fee, and has a right to convey the same in fee simple; that the same are free from all encumbrances, and that he does hereby forever will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

W.E. Comer Respers R. Royall (Seal) Attest: (Seal)

NORTH CAROLINA, Watauga COUNTY.

I, Respers R. Royall 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; and the said

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. Let the instrument with this certificate be registered.

Witness my hand and official seal this 23 day of July A.D. 1927. A.E. South C.S.C.

NORTH CAROLINA, COUNTY.

The execution of the foregoing instrument was this day before me by the, for the purposes therein expressed.

Let the same, with this certificate, be registered. This day of 192

NORTH CAROLINA—WATAUGA COUNTY. The foregoing certificate of of County, is adjudged to be correct and sufficient. Let the instrument, with the certificates, be registered.

Witness my hand, this day of 192

Clerk Superior Court.

Filed for registration at 11:30 o'clock A.M., July 26, 1927, and registered in the office of the Register of Deeds for Watauga County, July 26, 1927 Pearl Hartley Register of Deeds.