

This conveyance is subject to an oil and gas lease executed by Kathleen Metz, Lessor, to Hampshire Gas Company, Lessee, dated May 4, 1994, said lease of record in the aforesaid Clerk's Office in Deed Book 353 at Page 178. The grantors hereby assign unto the grantees all of their right, title and interest in and to said lease only insofar as it pertains to the real estate herein conveyed.

The real estate herein conveyed shall be subject to the following restrictions and covenants, which will be binding upon and run with the land:

1. No mobile homes or manufactured housing shall be permitted upon the real estate herein conveyed.
2. The owners of each lot within Regal Hills shall pay an annual road maintenance assessment in the amount of One Hundred Dollars (\$100.00) to be used for the reasonable construction use and maintenance of the common roads within the subdivision. In no event shall the assessment exceed the sum of One Hundred Dollars (\$100.00) as adjusted pursuant to the West Code Section 36B-1-114. All assessments shall be due and owing on the first day of January of each year and if unpaid shall be a lien upon the property against which each assessment is made. Melbourne Properties, Inc. is exempt from payment of said road assessment.

This conveyance is subject to a gas pipeline right of way in favor of Hampshire Gas Company dated July 24, 1967, of record in the aforesaid Clerk's Office in Deed Book 176 at Page 310.

This conveyance is subject to all rights of way of record or in existence.

This conveyance is made unto the grantees herein as joint tenants with full rights of survivorship, which is to say, if Debra L. Worrell should predecease her husband, Thomas E. Worrell, then the entire fee simple title in and to said real estate shall vest solely in Thomas E. Worrell; and if Thomas E. Worrell should predecease his wife, Debra L. Worrell then the entire fee simple title in and to said real estate shall vest solely in Debra L. Worrell.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2020, although same may still be assessed in the names of the grantors.