

old Co. Road, as follows: N. 10 12 E. 109.00 feet; N. 80 12 E. 100.0 feet; N. 35 01 E. 51.2 feet; to the center line of Ridge road and Horse shoe lane, thence N. 17 01 E. 30.5 feet; N. 03 40 W. 33.8 feet; N. 23 55 W. 94.2 feet; N. 30 58 W. 180.0 feet; N. 41 35 W. 103.8 feet; N. 34 42 W. 309.0 feet, N. 20 47 W. 60.8 feet to (8) a point at the intersection of Ridge Road and Cliff-Drive, thence with the top of Ridge, S. 55 30 E. 190.0 feet to (9) a capped steel survey stake at the top of said Ridge, an original corner, thence with the top of said ridge and the original North boundary, S. 51 17 E. 338.6 feet to (10) a capped steel survey stake, S. 55 33 E. 222.0 feet to (11) a capped steel survey stake, S. 51 13 E. 391.0 feet to (12) a capped steel survey stake, S. 55 43 E. 573.0 feet to (13) a capped steel survey stake, S. 62 13 E. 92.0 feet to the beginning, containing 16.75 acres."

There is attached hereto and made a part hereof a plat of the aforementioned tract of land. It being understood that the grantee herein shall have the right to use the access roadway to said property as is shown on the plat of the Cacapon Hills Development, recorded in the Clerk's Office of Hampshire County, West Virginia, in Map Book No 1 at page 35.

The real estate herein conveyed is a part of a larger tract of land containing 109 acres, more or less, which was conveyed unto Cacapon Hills, Inc., by deed of Resource Development Company dated 15 August, 1966, which deed has been duly recorded in the Clerk's Office of the County Court of Hampshire County, West Virginia, in Deed Book No. 171 at page 202, and is a part of the same real estate which had been conveyed unto Resource Development by deed of Don Glassman dated 30 September, 1965, recorded in the aforementioned Clerk's Office in Deed Book No. 166 at page 504.

This conveyance is subject to the following restrictions which shall be construed as covenants running with the land for the benefit of the grantor as well as other property owners within the Development.

1. No lot may be subdivided so as to result in any lot less than one-half acre and with less than 100 feet frontage on any road.
2. Minimum size of dwellings shall be 400 square feet.
3. Placement of residential type trailers must receive prior approval of the Board of Directors.
4. Dwellings must be provided with chemical toilets or sewage disposal systems approved by the West Virginia Department of Health. No pit privies are permitted.
5. Garbage must be kept in covered metal containers or

buried. Rubbish containers must be kept inconspicuously. Lots must be maintained in a sanitary manner.

6. Road maintenance costs shall be prorated between property owners serviced, fronting on, or benefited by such roads.

The party of the first part shall pay the taxes upon said real estate for the calendar year 1968.

TO HAVE AND TO HOLD the real estate herein conveyed, unto Theron L. Terbush, his heirs and assigns forever, in fee simple.

IN TESTIMONY WHEREOF the said Cacapon Hills, Inc., has caused this Deed to be executed by its proper officers who have been duly authorized to sell and convey said real estate pursuant to corporate resolution duly adopted.

WITNESS the following signature and seal:



CACAPON HILLS, INC.

By: Sidney C. Miller



ATTEST:

John M. Curtis
Secretary

State of Maryland } TO-WIT:
County of Prince Georges

I, James D. Morgan, a Notary Public within and for the said state and county aforesaid, do hereby certify that Sidney C. Miller, who signed the writing above for Cacapon Hills, Inc., a corporation, bearing date of the 4th day of September, 1968, has this day acknowledged the same before me to be the act and deed of said corporation.

Given under my hand this 4th day of September, 1968.

My Commission Expires: July 1, 1969

James D. Morgan
Notary Public

