

Commission of Hampshire County, West Virginia.

This conveyance is made subject to the following restrictions and conditions which would be covenants running with the land herein conveyed, and which covenants the grantors warrant are to be applicable to all lots in said addition as shown in said Plat situate on the west side of West Virginia Route No. 28.

1. Said lots shall be exclusively for residential purposes, and no business or commercial building shall be erected upon said lots, nor shall any apartments, duplexes, business or farm buildings be erected thereon. This provision shall not exclude however, the erection of private garages.

2. No residence nor garage shall be erected within 50 feet of the front of West Virginia Route No. 28.

3. No buildings shall be constructed within ten feet of the said lines of said lots unless said building is erected on two or more lots, then it shall be not less than 10 feet of the outside lines of said lots.

4. No single story house of less than 900 square feet shall be erected on said lots, excluding garage.

5. No persons shall be permitted to live on said lots in trailer, basements or temporary structures.

6. No animals other than domestic pets nor poultry shall be kept or maintained on said lots.

7. No alcoholic beverages may be manufactured or sold upon said lots.

8. No part of any septic system shall be installed closer than 15 feet to any property line. Where two or more adjoining lots are owned by the same individuals, this provision shall apply to the outside boundary lines of said property.

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship which is to say, should Arthur Todd Wilson predecease his wife, Tamalin M. Wilson, then the entire full, fee simple title in and to said real estate shall vest solely in Tamalin M. Wilson; and should Tamalin M. Wilson predecease ³Arthur Todd Wilson, her husband, then the entire full, fee simple title in and to said real estate shall vest solely in Arthur Todd Wilson.