

Being the same real estate conveyed from Rodney C. Whaley and Kimberly P. Whaley, his wife, to Kenneth L. Duncan and Dedorah F. Duncan, his wife, by deed dated June 12, 2006 and recorded in the Clerk's Office of the Circuit Court of Wythe County as Instrument Number 060002416.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

"The property herein described is conveyed subject to the following restrictions, which shall be covenants running with the land and binding upon subsequent owners and enforceable by the grantors and any of their personal representatives, heirs, assigns, or grantees and by all subsequent owners of any of the property within said subdivision:

- "A. Property is zoned R-1 and no dwelling may be constructed containing less than 1,500 square feet of heated floor space above grade level, excluding basement, attics, carports, garages and porches, except Lots 9 through 22 upon which no dwelling may be constructed containing less than 1,800 square feet of heated floor space above grade level, excluding basement, attics, carports, garages, and porches.
- "B. All structures must have permanent siding, no tarpaper, no imitation brick or stone and no block exposed from the ground level unless stuccoed or otherwise similarly finished.
- "C. Utility and drainage easements and setback lines as shown on the hereinbefore described map or plat.
- "D. No unlicensed, untagged or disabled vehicles may be stored outside on any lot within the subdivision.
- "E. No trail bikes, go-carts or all-terrain vehicles shall be operated off publicly maintained road."

Possession of the premises shall be delivered by the Grantors to the Grantee with the delivery of this deed.

This Instrument
Prepared by:

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