

**State of North Carolina  
 County of Transylvania**

THIS DEED, made this 29th day of June, 1964 by and between  
 C. E. Cochran and wife, Hazel Cochran  
 hereinafter called Grantors, and Frederick J. Reidinger and wife, Lillf Vogel Reidinger  
 hereinafter called Grantees, (said designations  
 shall include the respective parties, whether one or more, individual or corporate, and their respective suc-  
 cessors in interest or assigns).

WITNESSETH; that the Grantors, for and in consideration of the sum of Ten Dollars, and other  
 good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby ask-  
 nowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bar-  
 gain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, the following  
 particularly described real estate, located in the Town of Brevard; Transylvania  
 County, North Carolina, to-wit:

BEGINNING at a stake at the intersection of the Western margin of Gallimore  
 Road with the Northern margin of Wilson Drive and runs thence with the  
 Northern margin of Wilson Drive, North 60 deg. 35' West 6.64 feet to a stake;  
 thence along the margin of Wilson Drive on a radius of 261.48 feet a distance  
 of 87.48 feet to a stake; thence North 41 deg. 25' West 73.35 feet to a  
 stake; thence Leaving Wilson Drive N 52 deg. 45' East 105 feet to a stake;  
 thence S 42 deg. 40' East 129.9 feet to a stake; thence along the margin of  
 Gallimore Road on a radius of 746.2 feet, a distance of 80 feet to a stake;  
 thence with Gallimore Road, South 29 deg. 25' West 18.3 feet to a stake, the  
 BEGINNING CORNER.

BEING ALL of Lot # 6 of the C. E. Cochran property in the Town of Brevard,  
 North Carolina.

This conveyance is made subject to restrictive and protective covenants and  
 easements appearing of record.

Revenue \$24.20

Being the same land described in the following deed:

Current taxes shall be pro-rated as of the date of this instrument.

TO HAVE AND TO HOLD the above described land and premises, with all the appurtenances  
 thereunto belonging, or in any wise appertaining unto the Grantees, their heirs and/or successors and  
 assigns, forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns,  
 that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and  
 power to convey the same to the Grantees in fee simple, and that said land and premises are free from any  
 and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, execu-  
 tors, administrators and/or successors shall forever warrant and defend the title to the said land and prem-  
 ises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the  
 lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate,  
 has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the  
 day and year first above written.

\_\_\_\_ (SEAL) *[Signature]* (SEAL)  
 \_\_\_\_\_ (SEAL) *Hazel Cochran* (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Bertha Jean Lance, a Notary Public of said State and County, do hereby  
 certify that C. E. Cochran and wife, Hazel Cochran

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
 Witness my hand and Notarial Seal, this 30 day of June, 1964.  
 My commission expires 4/11/64 *Bertha Jean Lance*, Notary Public.

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_, a Notary Public of said State and County, do hereby  
 certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
 WITNESS my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 My commission expires \_\_\_\_\_, Notary Public.

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

Each of the foregoing certificates, namely of Bertha Jean Lance  
 a Notary or Notaries Public of the State and County designated, is adjudged to be correct. Let the instru-  
 ment and the certificates be registered.

This 1st day of July, 1964.  
*F.M.M. Call*  
 Clerk Superior Court, Transylvania County, N. C.

Filed for registration on the 1 day of July, 1964, at 10:10 A.M. and registered in the  
 office of the Register of Deeds for Transylvania County, N. C. in Book No. 159, Page No. 19.

*[Signature]*  
 Register of Deeds

STATE OF NORTH CAROLINA,)  
COUNTY OF TRANSYLVANIA. )

KNOW ALL MEN BY THESE PRESENTS, that C. E. COCHRAN and wife, HAZEL COCHRAN, do hereby mutually covenant and agree to and with all other persons, firms, or corporations now owning or hereafter acquiring any property in the following described piece, parcel or lot of land, situate, lying and being in Brevard Township, Transylvania County, North Carolina:

BEGINNING at a stake in the Southern margin of the Batson Road, Batson's Eastern line and in the center of Singing Branch; thence down and with Singing Branch the following courses and distances: South 42 deg. 21' East 51.4 feet to a stake; South 34 deg. 15' East 184.40 feet to a stake; South 46 deg. 49' East 129 feet to a stake; South 18 deg. 38' East 28.3 feet to a stake; South 58 deg. 8' East 80.45 feet to a stake in the Western margin of the School House Road; thence with the Western margin of the School House Road the following courses and distances: North 29 deg. East 33.2 feet to a stake; North 29 deg. 25' East 281.3 feet to a stake; thence on a radius of 746.2 feet, a distance of 58.8 feet to a stake; thence leaving the School House Road and runs thence North 22 deg. West 265.59 feet to a stake in the Southern margin of East Main Street Extension; thence with the Southern margin of East Main Street Extension the following courses and distances: South 23 deg. 57' West 128.62 feet; South 63 deg. 27' West 73.62 feet to a stake; South 83 deg. 8' West 83.9 feet to a stake; South 30 deg. 38' West 21.6 feet to a stake; South 48 deg. 35' West 156 feet to a stake; South 58 deg. 9' West 105.40 feet to the BEGINNING. AND being all of the property known as the C. E. Cochran subdivision, dated the 7 day of September, 1963, copy of which said plat is on file in the office of the Register of Deeds for Transylvania County in Plat Book 3, page 50, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description of the lots affected by this subdivision.

That the said property hereinabove described is hereby subject to the restrictions as to the use thereof running with the said property by whomsoever owned, to-wit:

RESIDENTIAL AREA COVENANTS

A-1. LAND, USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars.

A-2. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot of said subdivision at a cost of less than Fourteen Thousand (\$14,000.) Dollars based upon the costs levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor of the main structure, exclusive of one story open porches and garages, shall be not less than twelve hundred (1200) square feet for one story dwellings, nor less than nine (900) hundred square feet for a structure of more than one story.

A-3. BUILDING LOCATION: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back line shown on the recorded plat. In any event no building shall be located on any lot nearer than thirty-five (35) feet to the front lot line on all streets. No building shall be located nearer than seven and one-half (7½) feet to an interior lot line.

A-4. LOT WIDTH AND AREA: No dwelling shall be erected or placed on any lot having a width of less than seventy-five (75) feet at the minimum building set back line, nor shall any dwelling be placed on any lot having an area of less than ten thousand (10,000) square feet.

A-5. EASEMENTS: Easements for installation and maintenance of the utilities and drainage facilities are reserved as are shown on the recorded plat. In addition easements are reserved for sewer lines as the same are presently installed, and in particular over Lot # 7 running from the Southern line of Lot # 8 and along the Eastern line of Lot # 7 to the School House Road.

A-6. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

A-7. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, or other out-building shall be used on any lot at any time as a residence, either temporary or permanently.

A-8. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

A-9. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

A-10. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained for a garbage dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

#### GENERAL PROVISIONS

B-1. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

B-2. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

B-3. SEVERALIBILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said C. E. COCHRAN AND WIFE, HAZEL COCHRAN, have hereto set their hands and seals, the day and year first above written.

[Signature] (SEAL)  
Hazel Cochran (SEAL)

STATE OF NORTH CAROLINA, )  
 )  
 COUNTY OF TRANSYLVANIA. )

I, BERTHA JEAN LANCE, Notary Public in and for said County and State do hereby certify that C. E. COCHRAN and wife, HAZEL COCHRAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 30 day of June, 1964.

Bertha Jean Lance  
 Notary Public  
 My Commission Expires: 4/11/66

STATE OF NORTH CAROLINA, )  
 )  
 COUNTY OF TRANSYLVANIA. )

THE foregoing certificate of Bertha Jean Lance, Notary Public in and for said County and State is adjudged to be correct and in due form. Let the instrument, with the certificate, be registered.

WITNESS my hand and official seal, this the 1st day of July, 1964.

[Signature]  
 Clerk Superior Court.

164 11 10 12 1 1 July  
 153 4 20

[Signature]  
 Sec. of State, Transylvania County