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THIS DEED PREPARED BY  
HAMLIN, RAMSEY & MONDAY  
ATTORNEY  
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**State of North Carolina  
County of Transylvania**

THIS DEED, made this 14th day of May, 1965, by and between  
RICHARD R. LAMBERT and wife, JENCY M. LAMBERT,

hereinafter called Grantors, and  
CHARLES M MORGAN and wife, JANIE LEE MORGAN,

hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors 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 acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, the following particularly described real estate, located in the Township of Catheys Creek Transylvania County, North Carolina, to-wit:

Being all of Lots # 9, 12, 14, 18, 23, 25 and 26 of the Pleasant Hills Subdivision and for a more accurate and complete description reference is hereby made to a plat thereof recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Plat Book 3, Page 21.

**RESTRICTIONS:** The above described property is restricted for residential purposes only and no dwelling costing less than \$12,500.00 shall be placed upon the above described lots, nor shall any dwelling have a living area less than 1,250 sq. feet. No trailers may be placed or kept on the above described lots and no barns, hogpens, or outside toilets may be placed thereon; and no horses, cattle, hogs, sheep, or other domestic animals, except cats and dogs, may be kept on said premises.

Revenue \$ 5.50

Being the same land described in the following deed:

Current taxes shall be

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, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, 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)	<i>Richard R. Lambert</i> (SEAL)
_____ (SEAL)	<i>Jency M. Lambert</i> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, Gail G. Baynard, a Notary Public of said State and County, do hereby certify that **RICHARD R. LAMBERT and wife, JENCY M. LAMBERT,**

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 14th day of May

My commission expires June 11, 1966.

*Gail G. Baynard*



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 Gail G. Baynard a Notary or Notaries Public of the State and County designated, is adjudged to be correct. Let the instrument and the certificates be registered.

This 20th day of May, 1965

*Julia E. Parris, Asst.*  
Clerk Superior Court, Transylvania County, N. C.

Filed for registration on the 20 day of May, 1965, at 9:40 A. M. and registered in the office of the Register of Deeds for Transylvania County, N. C. in Book No. 160, Page No. 59

*Fred H. Israel*  
Register of Deeds