

ALSO GRANTING to the grantees, their heirs and assigns, the right of use in common with the Bruce H. Lane, et ux. and James K. Decker, et ux., their heirs and assigns, and other lot owners of the fifty (50) foot right of ways in said Blue Jay Acres.

THE hereinbefore described tract is conveyed SUBJECT TO the following restrictions and limitations which are reserved by the grantors for the benefit of their heirs, executors, administrators, and assigns and are mutually accepted by the grantees, as covenants running with the land and to the fulfillment of which the grantees bind their heirs and assigns, executors, and administrators:

- (1) No more than one (1) residence or dwelling house shall be erected or maintained on said lot.
- (2) Real Estate hereinbefore described as not be subdivided.
- (3) No trailer, house trailer, mobile home, tent, or shack shall ever be parked or placed on any lot, nor shall any basement or unfinished house be used as a place of habitation.
- (4) No commercial business or activity nor part thereof shall be conducted on this lot.
- (5) All buildings erected on said lot shall be set back at least 50 feet from the right of way lines of highway and 30 feet from adjoining property lines.
- (6) No vehicles shall be parked or stored on said premises that do not have current inspection sticker.

LOT NO. 12

BEGINNING at a point on the edge of a fifty (50) foot right-of-way at corner of Lot No. 11; thence along line of Lot No. 11, North seventy-one (71) degrees twenty (20) minutes zero (00) seconds West, three hundred thirty-five and eighteen hundredths (335.18) feet to a point on line of lands of John W. Patrick; thence along line of lands of John W. Patrick, North twenty (20) degrees thirty-seven (37) minutes zero (00) seconds East one hundred seventy-five and zero hundredths (175.00) feet to appoint on line of lands now or formerly of Paul Rickabaugh; thence along the line of lands of said Paul Rickabaugh, South seventy-three (73) degrees fifty-six (56) minutes zero (00) seconds East, three hundred forty-four and eight hundredths (344.08) feet to a point on the edge of the aforementioned fifty (50) feet right-of-way; thence along the right-of-way of said (50) foot right-of-way, South twenty-three (23) degrees one (01) minute zero (00) seconds West, one hundred ninety-one and six hundredths (191.06) feet to a point and place of beginning.

CONTAINING 1.42 acres and being Lot No. 12 in a Plan of Lots known as Blue Jay Acres as surveyed by Gary L. Young and of record in Huntingdon County Record Book Volume 514, Page 506.

ALSO GRANTING to the grantees, their heirs and assigns, the right of use in common with the Bruce H. Lane, et ux. and James K. Decker, et ux., their heirs and assigns, and other lot owners of the fifty (50) foot right of ways in said Blue Jay Acres.

THE hereinbefore described tract is conveyed SUBJECT TO the following restrictions and limitations which are reserved by the grantors for the benefit of their heirs, executors, administrators, and assigns and are mutually accepted by the grantees, as