

BX 296PG0335

Rock, et ux., as depicted on the plan for the Dun-Rovin
Subdivision.

UNDER AND SUBJECT to a 50-foot right of way for access to
other lots in the Dun-Rovin Subdivision in favor of the Grantors,
their heirs and assigns, said right of way running along line
common with lands now or formerly of Glatfelter Pulpwood Company,
as depicted on the plan of the Dun-Rovin Subdivision.

ALSO, UNDER AND SUBJECT to the following restrictive
covenants, which shall run with the land:

1. No livestock or poultry or domesticated animals, other
than one dog, may be raised or kept on the property conveyed
herein.
2. The property conveyed herein shall not be used for
commercial purposes.
3. The lot conveyed herein shall not be subdivided.
4. The land conveyed herein is subject to the building
setback restrictions as depicted on the plan of the Dun-Rovin
Subdivision.
5. (a) The owners of the lot conveyed herein shall pay the
sum of \$50.00 per year, per lot owned, due and payable on or
before January 31 of each year, to the Sellers or the Dun-Rovin
road association for maintenance of the private roadway which
runs from the public highway and serves the lots in the Dun-Rovin
Subdivision.

(b) Upon the sale by the Grantors herein of four of the
lots in the Dun-Rovin Subdivision, the owners of lots in the
Subdivision shall form a road association which shall thereafter
be responsible for the maintenance of the said private roadway
and for collection of contributions from lot owners, the amount
of which shall be determined by the association and shall be
equal to all lot owners.

(c) Nonpayment of maintenance fees by February 28 of

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collection, the costs of suit and attorneys fees shall be recoverable also from the lot owner.

6. The Grantees herein, by acceptance of this deed, hereby agree to and accept the terms of these covenants and restrictions for themselves, their heirs, successors and assigns.

The Grantors herein state that the hereinabove described property is not presently being used for the disposal of hazardous waste nor to the best of their knowledge, information and belief has it ever been used for the disposal of hazardous waste. This statement is made in compliance with the Solid Waste Management Act No. 1980-97, Section 405.

TOGETHER with all and singular the buildings and improvements, if any, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the same lot or piece of ground above described, with the buildings and improvements thereon erected, if any, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors will warrant Specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Patty Jean McElwain Wise

Beecher Stapleton (SEAL)
Beecher Stapleton

Orlena M. Stapleton (SEAL)
Orlena M. Stapleton