

convey to the said grantees, their

heirs and assigns

All that certain parcel of land situate in Barree Township, Huntingdon County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the corner of Lot 18, Lots 15 and 15A previously conveyed by the Grantor herein to the Grantees herein; thence by Lot 15 and being lands of the Grantees herein South 34 degrees 40 minutes East 220.00 feet to a nail in the center line of State Highway Route 31067; thence by the centerline of said highway route South 55 degrees 20 minutes West 204.00 feet to a nail at Lot 12; thence by Lot 12 North 34 degrees 40 minutes West 220.00 feet to a iron pin at Lot 18; thence by Lot 18 North 55 degrees 20 minutes East 204.00 feet to an iron pin, the place of beginning. CONTAINING one (1) acre, more or less,

BEING Lot 13 on a Plan of lots of Benson Hutchison prepared by William C. Arble & Associates redrawn and revised on November 26, 1971. *Plan Book 2, Page 32.*

BEING a portion of lands title to which became vested in the Grantor herein by Deed duly recorded in the Office of the Recorder of Deeds of Huntingdon County in Deed Book Volume E-9 at Page 3 on September 27, 1952.

SUBJECT, NEVERTHELESS, to the following building restrictions:

1. The Grantees herein shall use the said lands only for residential purposes, and no commercial or other such establishments shall be erected on the said lands.
2. No lot of ground hereinabove conveyed shall be subdivided in any manner by the Grantees herein, their heirs and assigns.

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3. No structure shall be placed upon the said premises having less than 600 square feet of floor space on the ground floor, except that the Grantees, their heirs and assigns, may erect separate garage building for the purpose of housing private automobiles.
4. The Grantees herein agree to maintain their said property in a neat and orderly condition not to allow noxious weeds to grow on said lands, and keep the said lands in a neat and orderly condition.
5. No billboards or signs shall be erected upon the said lands except that signs indicating that the said property is for sale, or for rent, which said signs shall not be more than five (5) square feet in area.
6. No farm animals shall be kept on the said property, or allowed to remain thereon.