

Lot No. 1 being Lot No. 14 in Plan of Survey for Richard W. Wagner and being a part of a larger tract of land conveyed by O. S. Forshey and wife to Richard Warren Wagner and Jeanne Elizabeth Wagner by deed dated the \_\_\_\_\_ day of October 1945 and recorded on April 12, 1948 in the Office of the Recorder of Deeds of Huntingdon County in Deed Book R, Volume 8, at page 202.

Lot No. 2 being a part of a larger tract of land conveyed by the Grange Trust Company as Executor of the Estate of George M. Speck, deceased, to Harry W. Wagner, by deed dated December 22, 1947 and recorded on December 30, 1947 in the Office of the Recorder of Deeds of Huntingdon County in Deed Book M, Vol. 8 at page 428. The said Harry W. Wagner died testate August 22, 1961 and provided by his Last Will and Testament that his Executors have the power to sell real estate, all of which will more fully appear in the Office of the Register of Wills of Huntingdon County in Will Book 43 at page 4.

SUBJECT, however, to the following restrictions:

1. All properties or dwellings constructed thereon shall be of a market value in the minimum of \$22,000.
2. There shall be no outbuildings, sheds, or other structures placed upon the lots other than a garage which shall be of similar construction to the dwelling placed thereon.
3. No building shall be erected on any part of the described premises so that any portion thereof shall be nearer than 40 feet to the front street property line of said premises; nor nearer than 40 feet to the side property line where any street constitutes said property line, or nearer than 30 feet to any other inside property line.
4. The within lot and the construction thereon shall be for residential purposes only, and no commercial enterprise or venture shall be established or maintained on the premises, nor shall said premises be used or occupied in any manner objectionable to nor out of character with a community and premises as herein established.
5. No signs or billboards shall ever be erected or maintained on said premises and no animals other than common household domestic pets may be kept, maintained or raised on said premises.

The above restrictions shall be considered as covenants running with the land herein and apply to the heirs, administrators and transferees of the Grantees to the deed.