

Mailed
Halter Inman
Lt. 1
Monetta, Va.
1-22-75
Exel M. Gooden
By Clerk

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT GUY ALBERT STYLES AND CAROLE O. STYLES
ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND
SHOWN HEREON DESIGNATED AS LOT 18, BLOCK 3, SECTION N12
"DEER CREEK ESTATES", WHICH LOT WAS CONVEYED TO THE SAID
OWNERS BY DEED FROM WALTER E. & KATHLEEN W. TEAVERS, RECORDED
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY,
VIRGINIA, IN DEED BOOK 281 PAGE 27 AND WHICH LAND IS SUB-
JECT TO THE LEIN OF A CERTAIN DEED OF TRUST DATED SEPT. 19, 1974, TO
RALPH B. RHODES, SOLE ACTING TRUSTEE, SECURING THE PEOPLES NATIONAL
BANK OF ROCKY MOUNT, VIRGINIA, RECORDED IN THE AFORESAID CLERK'S
OFFICE.

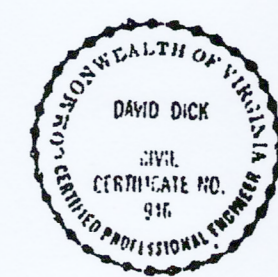
OWNER
OWNER
TRUSTEE
PEOPLES NATIONAL BANK
BY VICE PRESIDENT

STATE OF } TO WIT:
IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY
CERTIFY THAT EVELL NAFF, VICE PRESIDENT OF PEOPLES NATIONAL BANK,
WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED
1974, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE
SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

RESTRICTIONS

1. - THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN HEREON FOR A PERIOD OF TWENTY (20) YEARS FROM DATE OF MAP RECORDED.
2. - NO LOT SHALL BE USED FOR OTHER THAN RESIDENTIAL PURPOSES AND ONLY ONE RESIDENCE SHALL BE PERMITTED ON ANY ONE LOT.
3. - NO STRUCTURE OF A TEMPORARY CHARACTER, SUCH AS A BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME, AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
4. - NO RESIDENCE SHALL BE OF LESS THAN 1000 SQ. FT. FINISHED FLOOR SPACE (ENCLOSED PORCHES, BASEMENTS AND ATTACHED GARAGES INCLUDED AT 50% CREDIT) AND EVERY RESIDENCE MUST BE COMPLETED WITHIN 12 MONTHS FROM THE CONSTRUCTION IS STARTED. NO RESIDENCE SHALL BE CLOSER TO SIDE LOT LINES THAN 10 FEET, NOR TO THE FRONT LOT (HIGHWAY FRONTAGE OR COMMON DRIVE) THAN 40 FEET NOR SHALL ANY RESIDENCE BE CONSTRUCTED CLOSER TO THE WATERFRONT THAN 50 FEET EXCEPT BY SPECIAL PERMISSION OF THE DEVELOPER. ALL STRUCTURES ARE TO BE OF QUALITY MATERIALS AND PROFESSIONAL WORKMANSHIP. NO TRAILERS PERMITTED EXCEPT ON LOTS 1 THRU 16, BLOCK 3, MINIMUM SIZE TRAILERS & ENCLOSED ADDITIONS TO BE 600 SQUARE FEET, LOT PLANS SHOWING LOCATION OF TRAILER ON LOT, FOOTINGS SHOWN, TIE DOWNS, ADDITIONS & STRUCTURAL CHANGES TO BE APPROVED BY DEVELOPER IN WRITING.
5. - NO HOBS, SHEEP, POULTRY OR GOATS SHALL BE KEPT ON ANY OF THE PREMISES; NO SMALL ANY ANIMAL BE KEPT WHICH IS OFFENSIVE, DANGEROUS OR DISTURBS THE PEACE AND QUIETNESS OF THE NEIGHBORHOOD; NO SHALL ANYTHING BE DONE OR PERMITTED WHICH MAY BE OR BECOME A NUISANCE.
6. - NO LOT MAY BE USED AS A DUMPING GROUND FOR RUBBISH, TEARDOWN OF GARAGE, AND ALL WASTE, GARAGE OR TEARDOWN SHALL BE KEPT IN SANITARY CONTAINERS. NO AUTOMOBILE OR MOTOR VEHICLE SHALL BE KEPT ON THE PREMISES UNLESS THE SAME CARRIES A CURRENT VALID STATE INSPECTION CERTIFICATE. THE PURPOSE BEING PROHIBITION OF JUNK CARS OR PARTS.



KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT WALTER E. TEAVERS AND KATHLEEN W. TEAVERS ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND SHOWN HEREON AS SUBDIVISION, KNOWN AS SECTION N12 "DEER CREEK ESTATES" BOUNDARY BY OUTSIDE CORNERS 1 THRU TO 1, INCLUDING, WHICH COMPREHENDS PART OF THE LAND CONVEYED TO SAID OWNERS BY DEED FROM JAMES L. TEINKLE AND BETTY F. TEINKLE, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 294 PAGE 140, AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO CHARLES D. FOX III, SOLE ACTING TRUSTEE, SECURING THE ESTATE OF RIVES S. BROWN, JR., RECORDED IN DEED BOOK 294 PAGE 140 IN THE AFORESAID CLERK'S OFFICE, AND WHICH LAND IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST TO RALPH B. RHODES OR RIVES S. WALSH, TRUSTEES, EITHER OR BOTH OF WHOM MAY ACT, SECURING JAMES L. TEINKLE AND BETTY F. TEINKLE, DATED MARCH 29, 1974, AND RECORDED IN THE AFORESAID CLERK'S OFFICE, AND WHICH LAND IS ALSO SUBJECT TO A CERTAIN DEED OF TRUST DATED MARCH 29, 1974, TO RALPH B. RHODES AND RIVES S. WALSH, TRUSTEES, EITHER OR BOTH OF WHOM MAY ACT, SECURING THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, AND RECORDED IN THE AFORESAID CLERK'S OFFICE, AND WHICH LAND ALSO INCLUDES A CERTAIN 2.332 ACRES TRACT CONVEYED TO THE SAID OWNERS BY DEED FROM JAMES L. TEINKLE AND BETTY F. TEINKLE RECORDED IN THE FRANKLIN COUNTY CLERK'S OFFICE IN DEED BOOK 293 PAGE 66, AND WHICH LAND IS SUBJECT TO THE LEIN OF A CERTAIN DEED OF TRUST TO JOHN M. WILSON, JR., AND W. A. BAIRD, JR., TRUSTEES, SECURING THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, VIRGINIA, RECORDED IN DEED BOOK 287 PAGE 402 IN THE AFORESAID CLERK'S OFFICE.

THE SAID OWNERS CERTIFY THAT THE SUBDIVISION OF THIS LAND AS SHOWN HEREON INTO LOTS IS ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15-775 (1) OF THE 1960 CODE OF THE COMMONWEALTH OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE FRANKLIN COUNTY LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF WE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS THE 27th DAY OF NOVEMBER, 1974.

OWNER
J. M. Wilson, Jr.
TRUSTEE
ESTATE OF RIVES S. BROWN, JR., BENEFICIARY
Elizabeth M. Brown
CO-EXECUTOR
James L. Teinkle
CO-EXECUTOR
James L. Teinkle
TRUSTEE
Ralph B. Rhodes
TRUSTEE
Ralph B. Rhodes
LEINHOLDER

FIRST NATIONAL EXCHANGE BANK OF VIRGINIA OF ROANOKE, VA.

BY VICE PRESIDENT
ATTN: ASST. VICE PRESIDENT

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE, VA.

BY PRESIDENT
ATTN: SECRETARY

STATE OF VIRGINIA } TO WIT:
CITY OF ROANOKE
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT JOHN W. AUSTIN AND A. W. NELSON, VICE PRESIDENT AND ASST. VICE PRESIDENT, RESPECTIVELY, OF THE FIRST NATIONAL EXCHANGE BANK OF VIRGINIA, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

STATE OF Virginia } TO WIT:
City of Roanoke
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT JACOBSON C. DODGE AND JAMES M. WILSON, CO-EXECUTORS AND ELIZABETH M. BROWN, INDIVIDUALLY AND AS CO-EXECUTOR, BENEFICIARIES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

STATE OF } TO WIT:
PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT WALTER E. TEAVERS AND KATHLEEN W. TEAVERS, GUY ALBERT STYLES AND CAROLE O. STYLES, OWNERS, AND RALPH B. RHODES, TRUSTEE, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

STATE OF Virginia } TO WIT:
CITY OF ROANOKE
PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT JAMES L. TEINKLE AND BETTY F. TEINKLE, LEINHOLDERS, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN CO., VIRGINIA, THIS MAP IS PRESENTED ON 1975 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT AND OBLIGATION THEREOF ANNEXED IS ADMITTED TO RECORD AT 10 O'CLOCK P.M.

Ray McGehee, D.C.

STATE OF Virginia } TO WIT:
NOTARY PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT W. A. BAIRD AND HARRY M. WHITESIDE, JR., PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROANOKE AND W. A. BAIRD AND JOHN M. WILSON, JR., TRUSTEES, WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING DATED 1974, HAS EACH PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

STATE OF } TO WIT:
PUBLIC IN AND FOR THE AFORESAID CITY OF COUNTY AND STATE DO HEREBY CERTIFY THAT CHARLES D. FOX III, SOLE ACTING TRUSTEE, WHOSE NAME AS SUCH IS SIGNED TO THE FOREGOING WRITING DATED 1974, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY OF COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON 1974.

MY COMMISSION EXPIRES NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS MAP OF SUBDIVISION OF SECTION N12 "DEER CREEK ESTATES" IS CORRECT AND THAT PORTIONS OF THIS PROPERTY WERE CONVEYED TO WALTER E. TEAVERS AND KATHLEEN W. TEAVERS FROM JAMES L. AND BETTY F. TEINKLE BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, IN DEED BOOK 294 PAGE 140 AND DEED BOOK 293 PAGE 66, AND FURTHER THAT A CERTAIN LOT, SHOWN AS LOT 18, BLOCK 3, WAS CONVEYED TO GUY ALBERT STYLES AND CAROLE O. STYLES BY WALTER E. AND KATHLEEN W. TEAVERS BY DEED RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 281 PAGE 27.

David Dick
CERTIFIED BUSINESS AND LAND SURVEYOR

Know all men by these presents:
That this plat was approved on Jan 7, 1975, by the Agent of the Board of Surveyors, the Health Department and the Highway Engineer of Franklin County, Virginia.

Highway Department

MAP
OF
SECTION N12
DEER CREEK ESTATES
PROPERTY OF WALTER E. & KATHLEEN W. TEAVERS
SITUATE ON VA. SEC. HWY. N1216
FRANKLIN CO., VIRGINIA
BY: DAVID DICK & ASSOCIATES
ENGINEERS & SURVEYORS
DATE: OCT. 30, 1974 SCALE: 1"=100'