

THE PROPERTY HEREIN DESCRIBED SHALL FOREVER BE ENCUMBERED BY AND SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS AND CONDITIONS WHICH THE PARTIES AGREE SHALL BE PERPETUAL AND SHALL FURTHERMORE RUN WITH THE LAND:

1. Said property shall be for residential and farming purposes only.
2. No mobile homes, modular or manufactured homes allowed. Residences must be "stick built" on premises.
3. It is specifically prohibited that the property to be used for any commercial hog, poultry or dog kennel operations.
4. No junk yard, junk cars or equipment stored or allowed on premises.
5. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become any annoyance to the neighborhood.
6. All of the covenants, restrictions, reservations and servitudes set forth herein shall run with the land and grantees. by accepting the Deed to such premises accepts the same subject to such covenants, restrictions, reservations and servitudes and agrees for himself, his heirs, administrators and assigns to be bound by each of such covenants, restrictions, reservations and servitudes jointly, separate and severally.
7. Each and every one of the covenants, restrictions, reservations and servitudes contained herein shall be considered to be independent and separate covenants, and in the event any one or more of such covenants, restrictions, reservations and servitudes shall for any reason be held to be invalid or unenforceable, all remaining covenants, restrictions, reservations and servitudes shall remain in full force and virtue.
8. The minimum square footage of living area shall be 1,600 square feet, excluding garages, carports, porches and patios.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said KEN THOMAS and DAWN THOMAS, husband and wife, their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.