

Forest  
Estates

- AND -

HAROLD G. FLOOD and E. LOUISE FLOOD, his wife, as tenants by the entireties with the right and incident of survivorship, of Lewistown, Mifflin County, Pennsylvania, parties

of the second part, WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One and 00/100 (\$1.00) -----

-----Dollars,  
lawful money of the United States of America unto them well and truly  
paid by the said parties of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part. their heirs, and assigns, All that certain piece or parcel of land situate in the Township of Granville, Mifflin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin at the southwest corner of lands now or formerly of Roy Cherry; thence North 42 degrees East, along lands of Cherry, a distance of 276 feet to a painted white oak tree; thence South 40 degrees 15 minutes East, along Tranquil Avenue, a distance of 220 feet to a 16" black oak tree on line of lands now or formerly of Donnie Shifflett; thence along lands of Shifflett, South 23 degrees 27 minutes West, a distance of 99 feet to an iron pin at the northwest corner of lands now or formerly of Aaron Andrews; thence along land of Andrews, South 13 degrees 15 minutes West a distance of 250 feet to a painted tree; thence along lands now or formerly of Joe Wilt, North 69 degrees West, a distance of 185 feet to an iron pin on lands now or formerly of Elvira Brought; thence along lands of Brought, North 37 degrees 12 minutes West, a distance of 230 feet to an iron pin and place of beginning; being Lot No. 20 in plan of "Forest Estates", a copy of which is recorded in Mifflin County Map Book No. 10, Page 147.

SUBJECT, NEVERTHELESS, to an easement for electric lines situate on the northeastern corner of said lot and subject further to drainage easement situate on the eastern and southern sides of said lot.

UNDER AND SUBJECT, NEVERTHELESS, that the hereby granted tract of land and any building erected thereon shall be and remain subject to the following condition and restrictions:

1. Said lot shall contain one (1) private dwelling per acre.
2. Each lot requires the construction of a garage at the time the dwelling is constructed.
3. The minimum construction price for the said dwelling shall be \$23,000.00.
4. The said dwelling shall be built no closer than 50 feet from any point of the said proposed street known as Tranquil Avenue unless written approval has been given by the Grantors herein.
5. Any building or use of the building or tract of land shall be limited to residential purposes only.
6. There shall be no livestock kept upon said premises except the usual household pets.
7. The premises shall not be used for the manufacture or sale of alcoholic beverages.