

The real estate conveyed is a portion of that acquired by the parties of the first part by Deed dated March 7, 1989, from Janet S. Coiner and of record in the Office of the Clerk of the Circuit Court of Rockbridge County, Virginia, in Deed Book 453 at page 533.

There is reserved through the tract conveyed a right of way 50 feet wide following an existing road from State Route #42 to provide access to a still unplatted tract not to exceed 15 acres immediately north or northwest of the tract conveyed. This right of way is for the sole benefit of the said tract immediately north or northwest of the tract conveyed and is not to be utilized for the benefit of any other lands of the parties of the first part. Upon a sale of the tract for the benefit of which the right of way is reserved, the owners shall share equally in the maintenance of said right of way through the tract conveyed.

The real estate is conveyed subject to the following restrictions:

1. Any dwelling constructed on the 15 acres conveyed and the 15 acres immediately to the north thereof shall contain a minimum of 1,500 square feet of living space.
2. Only one residence may be constructed on the still unplatted 15 $\frac{1}{2}$  acres north or northwest of the tract conveyed.
3. No mobile homes or house trailers may be utilized for residential purposes on the lot conveyed or on the 15 $\frac{1}{2}$  acre lot to the north thereof.
4. No swine may be kept on the premises.