

APR 6 - 1965

This Deed,

made this

2nd

day of

April

1965.

Between, FREELAND N. BUCKWALTER and FLORENCE M. BUCKWALTER, his wife,
of Upper Leacock Township, County of Lancaster and State of Pennsylvania,

(hereinafter called the "Grantors"),

of the one part, and GEORGE G. GOOD and A. LEROY MELLINGER, of the same place, _____

(hereinafter called the "Grantees"), of the other part.

Witnesseth,

That in consideration of _____ Twenty-seven thousand _____

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs _____ and assigns,

ALL THAT CERTAIN tract of land situate primarily in the Township of West Earl and a very small portion thereof situate in the Township of Upper Leacock, County of Lancaster and State of Pennsylvania, bounded and described according to a Preliminary Plan of Huntington Manor, prepared by John E. Cibula, Registered Engineer, dated March 22, 1965, as follows: _____

BEGINNING at a point in the New Holland Pike (Route #23), said point being on the East line of other property of the Grantors herein and also 69.74 feet East of the East line of property of Eli G. Sauder; thence along the East line of other property of the Grantors crossing an Iron Pin on the North side of said road North 6 degrees 35 minutes West one hundred ninety-nine and fifty-five one-hundredths feet to a post; thence along the same and along property of Eli G. Sauder South 84 degrees 28 minutes West 199.35 feet to a post; thence along property of Jason Steffy North 9 degrees 58 minutes West 885.93 feet to an iron pin; thence along property of Allen G. Wenger North 80 degrees 32 minutes East 585.12 feet to a point in the center of a public road leading from Bareville to Farmersville; thence along the center of said Road South 9 degrees 22 minutes East 263.90 feet to a point; thence along the same South 27 degrees 08 minutes West 154.65 feet to a point; thence along the same South 10 degrees 37 minutes East 240.65 feet to a point on line of property of Robert M. Diem; thence along the same South 83 degrees 11 minutes West 144.35 feet to an iron pin; thence along properties of Robert M. Diem, August Kikkas and Lloyd Diem, respectively, South 10 degrees 37 minutes East 260.00 feet to an iron pin; thence along property of the said Lloyd Diem North 83 degrees 11 minutes East 10.68 feet to an iron pin; thence along property of Irene Christman South 6 degrees 49 minutes East 113.52 feet to an iron pin; thence along the same South 83 degrees 11 minutes West 10.59 feet to an iron pin; thence along the same South 6 degrees 49 minutes East 118.80 feet to a point in the aforesaid New Holland Pike (Route #23); thence along the said Road South 84 degrees 28 minutes West 148.72 feet to a point, the place of beginning.

CONTAINING 10.62 acres of land, be the same more or less. _____

BEING a part of the same premises which Lester M. Hoover and Lena M. Hoover, his wife, by their deed dated April 1, 1949, and recorded in the Office for Recording of Deeds in and for Lancaster County, Pa., in Deed Book D, Vol. 40, page 152, granted and conveyed unto Freeland N. Buckwalter and Florence M. Buckwalter, husband and wife, parties of the first part hereto, in fee.

This conveyance is made together with and subject to the following rights, restrictions and reservations which shall be regarded as covenants running with the land and be binding upon the premises herein described and the premises of the grantors of which the within described property was a part, to wit:

1. No public garage, barn, slaughter house, junk yard, shall be erected, operated, maintained or conducted upon said premises; nor shall any piggery or public kennels be maintained or operated on the premises.

2. No unsightly construction or building shall be erected upon the said premises and every building erected upon said premises shall be finished promptly.

3. Weeds shall be kept down on vacant land which shall at all times be kept in a neat and respectable manner.

4. No dwelling shall be erected nearer to the dividing line between the premises herein described and the premises adjoining on either side less than eight (8) feet.

5. No building of a less or minor character than that of the dwellings erected in the immediate vicinity shall be erected upon said premises.

6. No fence more than 3 feet in height above the level of the land shall be erected on the premises.

7. No building shall be erected nearer the center line of street than fifty (50) feet.

8. No building constructed with unfinished concrete block shall be erected on the premises.



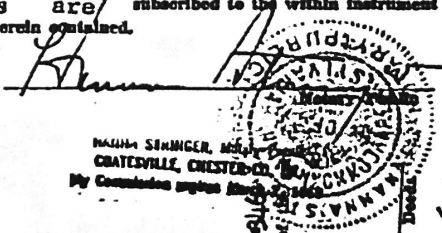
And the said Grantor S do hereby covenant to and with the said Grantee S that they _____, the said Grantor S, their heirs and assigns, _____ SHALL and WILL BY THESE PRESENTS _____, Warrant and forever Defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee S, their heirs and assigns, against the said Grantor S and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him, her, — them or any of them. IN WITNESS WHEREOF, the said Grantor S have caused these presents to be duly executed, the day and year first above written. SEALED AND DELIVERED In the Presence of:

William R. Keen
Freeland N. Buckwalter

Freeland N. Buckwalter
Freeland N. Buckwalter
Florence M. Buckwalter
Florence M. Buckwalter



State of Pennsylvania _____ County of _____ Chester
On this 2nd day of April 19 65 before me, the undersigned officer, personally appeared Freeland N. Buckwalter and Florence M. Buckwalter, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they — executed the same for the purposes therein contained.



30358



Freeland N. Buckwalter
ET UX

to — 270.00
George G. Good Feb. 29.70
and
A. Leroy Mellinger

The address of the Grantee is
R. D. # 1, Honey Brook,
Pennsylvania

MAHON SCHMIDT, Notary Public
CHATEAUVILLE, CHESTER CO., PENNSYLVANIA
My Commission expires March 31, 1966

LAW OFFICES
LOUIS APPELBAUM
MILTON APPELBAUM

LANCASTER COUNTY, PA.
RECORDED 1866
GIVEN under my hand and the seal of
office, the date above written.

Recorder of Deeds

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