

Being TRACT NUMBER ONE (1) in R & T and CUMBERLAND WAY ESTATES and for a more particular description of said tract reference is hereby made to the plat of same which is recorded in Plat Book 3, at page 91, in the office of the Clinton County Clerk.

This land is sold subject to all restrictions, right-of-way(s) and utility easement(s) as shown on the plat for the R & T and Cumberland Way Estates, any others which may appear of record, and those as further set forth in this deed.

In addition to the conditions, right-of-ways and utility easements noted on the plat for the R & T Properties and Cumberland Way Estates which is recorded in Plat Book 3, at page 91, in the office of the Clinton County Clerk, the property herein conveyed will be subject to the following:

(1) A temporary easement of fifteen (15) feet is reserved to the party of the first part around all of the exterior boundaries of the property herein conveyed for a period of two (2) years to allow for the development of plans, and granting of the easements for same, to make available to the subdivision, or its individual property owners, any utilities which may be available, the actual installation of which will be at the property owners own expense.

For any such easement which is granted during said two (2) year period it shall then become a perpetual easement for the property affected, subject to the terms and conditions of the instrument which grants same.

(2) In addition to the fifteen (15) foot minimum width for the access right-of-ways which are retained, as noted on the plat, there is reserved an additional twelve and one-half (12.5) feet on each side of said right-of-ways, for a total distance of twenty(20) feet on each side of the centerline, for the purpose of allowing the developer, at its own discretion, to install such drainage ditches as it may choose, or to further develop, or provide for the future development of, the access right-of-ways. As to that portion of the additional twelve and one-half (12.5) feet that is used within five years of this instrument for the development of drainage ditches or the access right-of-ways as previously stated, and as to any portion of same for which the party of the first part grants an easement, or makes a conveyance in fee, to a party allowing for the future development of a right-of-way, then as to that part of the additional twelve and one-half (12.5) feet which is affected it shall become a perpetual easement burdening same, or an off-conveyance, subject to the terms and conditions of the instrument which grants same. As to any portion of the additional twelve and one-half (12.5) feet, which is not used within the time period as aforesaid, this retained easement shall terminate. However, this reservation does not represent a commitment on the party of the first part that it will further develop said right-of-ways.

(3) No mobile home or trailer may be placed on the tract.

(4) The residence building erected on the tract shall have a minimum of 800 square feet of floor area, excluding decks, porches and car ports. No other building may be erected on the tract until a residence building is erected and occupied.