

Deed Restrictions

Buyer acknowledges that as Seller of land adjoining or nearby the property, Seller has a vested interest in the use and type of improvements that may be made on the Property. Accordingly, the Special Warranty Deed shall contain restrictions (i) prohibiting any land fills or bury pits, or mining activity to be located on the Property without Seller's prior written consent, (ii) prohibits hog and pig pens, feed lots, (iii) prohibits any use that results in a nuisance to Seller's adjoining land, such as, without limitation, any use that omits obnoxious or offensive noises or odors, without Seller's prior written consent, (iv) prohibiting commercial uses without Seller's prior written consent, (v) restricting the use of the property to personal residence/recreational/agricultural use unless Buyer receives prior written consent, (vi) any mobile/manufactured home placed on the property must be "double wide" and in a state of good repair unless Buyer receives Seller's prior written consent, (vii) no mobile home parks and manufactured home parks, and (viii) no car lots or salvage yards.