

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2020 Apr 24 03:21:34 PM
BK:8919 PG:362-363
DECLARATION
FEE: \$26.00
INSTRUMENT # 2020013048



Prepared by and return to Joseph W. Marion, 2741 University Dr., Durham, NC 27707

NORTH CAROLINA
COUNTY OF DURHAM

**DECLARATION OF
RESTRICTION OF PROPERTY**

The undersigned Owners (“Declarant”) hereby certify and declare as follows:

1. We are the owners of property located in the City of Durham, North Carolina, known as 511 W. Knox Street, Durham, NC 27701 (the “Property”) and also known as Durham County Tax Parcel # 105499, more particularly described on the attached Exhibit A, which is incorporated herein by reference.
2. In connection with the proposed construction of an Accessory Structure (“AS”) on the Property, and complying with the permitting of said construction of the AS with the City of Durham, the Property (on which our primary residence is located, and on which the AS will be located) is hereby restricted in perpetuity from subdivision in any form that would result in the separation of the primary residence and the AS to discrete parcels.
3. Upon recording of this Declaration, the terms and conditions herein shall completely and conclusively govern the ownership, use and occupancy of the Property relative to the subject matter herein.
4. The restriction set forth herein is a restriction appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on the Declarant, their successors and assigns, and any Owner, purchaser, mortgagee, and other person or entity now or hereafter having an interest in the Property.

IN WITNESS WHEREOF, the undersigned have set their hands and seals, this the 22 day of April, 2020.

[Signature] (SEAL)

Charles William Groves

[Signature] (SEAL)

Amanda Chelsea Groves

NORTH CAROLINA
COUNTY OF ALAMANCE

Sworn and subscribed by Charles William Groves and Amanda Chelsea Groves, before me, a Notary Public, this the 22nd day of April, 2020. Further, I, Maria Ann Sconzo, a notary public of the above county and state, hereby certify that Charles William Groves and Amanda Chelsea Groves, personally came before me this day and acknowledged the due execution of this Declaration.

[Signature]
Maria Ann Sconzo Notary Public

My Commission Expires: 6/2/2023

