TO HAVE AND TO HOLD to the said grantee hetheirs or assigns forever. WITNESS my hand this 10th day of April, 1943.

Jemes M. Carver

State of California | State of California |

On this 10th day of April, 1943, before me, Marie Agnes Mohr, a Notary Public in and for said County, personally appeared James M. Carver known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seel.

Marie Agnes Mohr Notary Public in and for said County and State. My Commission Expires July 25, 1944

RECORDED AT REQUEST OF Mrs. Georgia Ross JUL 2 1945 at 2 min. past 10 o'clock A.M. in Vol. 383 of Official Records page 415 Sen Luis Obispo County, California

W.L.Ramage

County Recorder

By Mary C. Sparmen

Deputy Recorder

MARIE F. BERRYMAN

4573

upon that certain map entitled "Tract No. 24, a Subdivision of a part of Lot 8, of the Ranchos El Pismo and San Miguelito, San Luis Obispo County, California," filed for record in the office of the County Recorder of the County of San Luis Obispo, State of California, on the 2nd day of March, 1936, in Book five of Maps, at page 44, thereof.

The above description carries title in fee, subject only to the reservations, restrictions, and conditions hereinafter expressly provided.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said parties of the second part, as joint tenants. Subject, however, to, and this deed of conveyance is made and accepted upon each of the following restrictions, covenants, and conditions subsequent, which are hereby made to run with the land and which shall apply to and bind the second part, the heirs, devisees, administrators, and assigns of the second part, or whomsoever, by legal proceedings or otherwise, shall acquire or succeed to any right, title, interest or estate in or to the said described property, to wit:

Said premises shall be used for private residence purposes only, except on lots facing the California State Highway, and on which excepted lots there shall be no set back requirements.

All private residences erected or placed on said premises shall be fairly worth the sum of \$2,000.00; all business structures erected or placed on said premises shall be fairly worth

\$.55 U.S.I.R. STAMPS AFFIXED& CANCELED the sum of \$1,000.00. All business and residence structures shall be painted, stained, brick or stuccoed on the exterior.

No tent or temporary structure shall be placed on said premises except during construction of, or after completion of, permanent building.

No part of a permanent dwelling shall be located nearer than 15 feet to the front line, nor nearer than 4 feet to the side lines, of the property, excepting on lots facing Ocean Boulevard, where such dwelling shall not be located nearer than 4 feet to the front line, nor nearer than 2 feet to the side lines.

All toilets must be inside of, or a part of, all structures erected or placed on said premises. Such toilets shall be connected with a septic tank or sewer.

Said premises shall not be used in violation of any Federal, State, County, or other law or ordinance.

Said premises shall not be sold, conveyed, rented or leased to or occupied by any person not of the Caucasian race.

That first party excepts from said granted premises the exclusive right and easement of erecting and maintaining telegraph and telephone lines and poles and electric lines and poles and water and gas pipes and lines upon and over streets and side and rear lines of said premises and to enter said premises to construct and repair said lines, provided the least possible damage is done to improvements thereon.

The above restrictions shall remain in force until 1945, excepting the aforenamed race clause which shall run with the land forever.

A breach of the foregoing reservations and restrictions shall cause said premises to revert to the grantor, with the right of immediate re-entry.

It is provided that a breach or re-entry shall not render invalid the lien of any mortgage or deed of trust; but said reservations and restrictions shall be binding upon any owner by foreclosure or otherwise as to any breach occurring after acquirement of title.

It is further understood and agreed that the premises herein described are a part of a subdivision known as Tract 24, and that said reservations and restrictions are a part of a general plan of restrictions common to all the lots of said tract, and are intended for the mutual benefit of each and every of such lots.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Marie F. Berryman

STATE OF CALIFORNIA,)
COUNTY OF San Luis Obispo

On this 27th day of June, in the year one thousend nine hundred and forty-five, before me, J.E. McClure, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Marie F. Berryman known to me to be the person described in, and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J.E.McClure Notary Public in and for the County of San Luis Obispo, State of California.

RECORDED AT REQUEST OF Security Title Ins. and Guarantee Co. JUL 2 1945 at 45 min.past 10 o'clock A.M. in Vol. 383 of Official Records page 416 San Luis Obispo County, California

W.L.Ramage

County Recorder

By Mary C. Sparman

Deputy Recorder