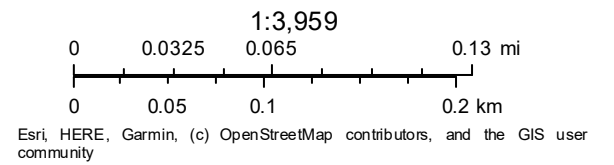




June 18, 2021

- Address Points
- Streets
- ▭ County Line
- ▭ Parcels
- ▭ City Limits



North Carolina
Robeson County
Personally appeared before me Johnny W. Nobles,
who being duly sworn, deposes and says that he is a
registered surveyor in the state of North Carolina,
that the map hereunto exhibited was prepared from actual
survey as shown on the map that, the same is both true
and correct to the best of his knowledge and belief.

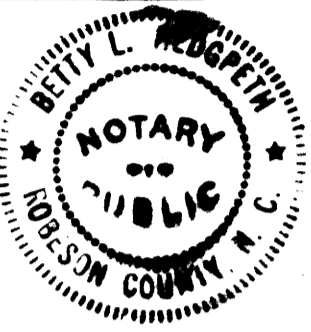


Johnny W. Nobles
REGISTERED SURVEYOR

Sworn to and subscribed before me this 23rd day of Sept. 1971.

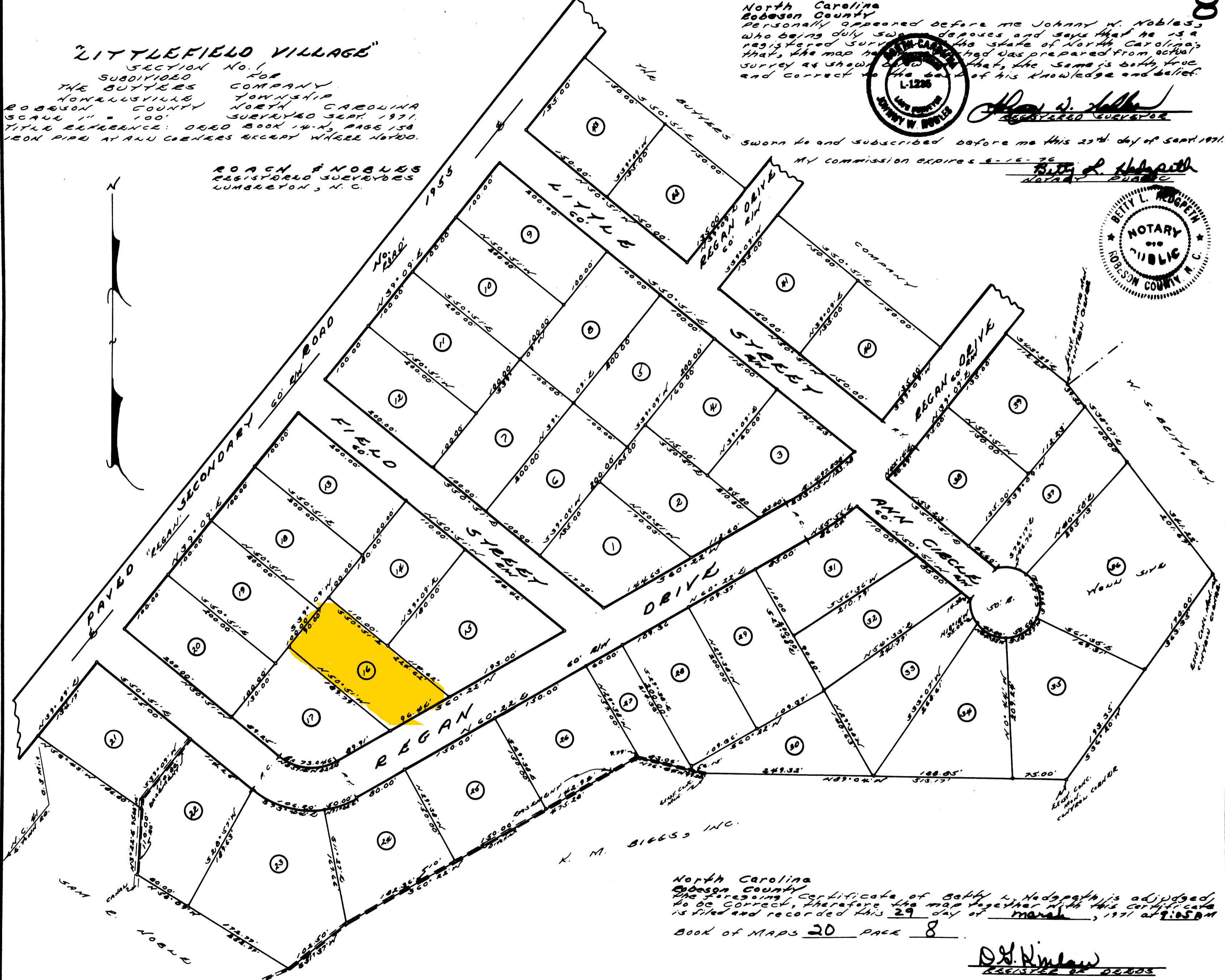
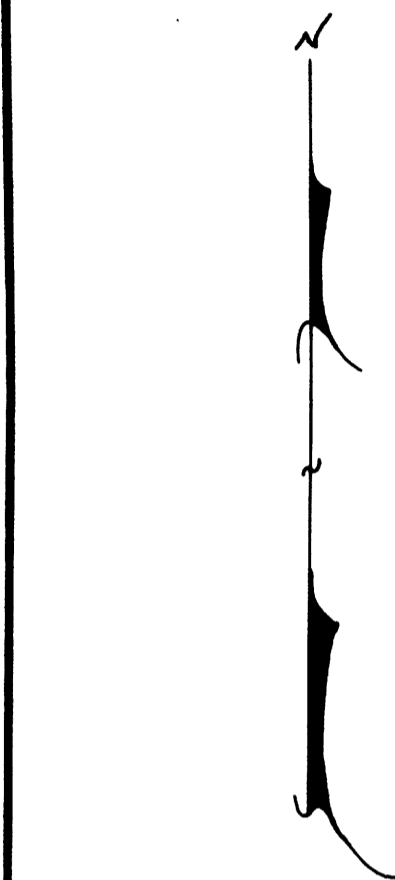
My commission expires 6-16-76

Betty L. Hedgpeth
NOTARY PUBLIC



"LITTLEFIELD VILLAGE"
SECTION No. 1
SUBDIVIDED FOR
THE BUTTERS COMPANY
HOWELLVILLE TOWNSHIP
ROBESON COUNTY NORTH CAROLINA
SCALE 1" = 100'
SURVEYED SEPT. 1971.
TITLE REFERENCE: ORRD BOOK 14-N, PAGE 158
IRON PIPES AT ALL CORNERS EXCEPT WHERE NOTED.

ROACH & NOBLES
REGISTERED SURVEYORS
LUMBERTON, N.C.



K. M. BIRDS INC.

North Carolina
Robeson County
The foregoing Certificate of Betty L. Hedgpeth is adjudged
to be correct, therefore the map together with this certificate
is filed and recorded this 29 day of March, 1971 at 9:05 AM
BOOK OF MAPS 20 PAGE 8

D.J. Kinlaw
REGISTERED DEEDS



Robeson County Government

PROPERTY REPORT - PRINT

Property Owner COX WALLACE	Owner's Mailing Address 8750 NC 41 HWY N LUMBERTON, NC 283580000	Property Location Address 105 RULDOLPH RD
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Administrative Data Parcel Ref No. 071401040 PIN Account No. 38835003 Tax District E HOWELLSVILLE FIRE Land Use Code D-10 Land Use Desc SINGLE FAMILY Subdiv Code Subdiv Desc Neighborhood 07005	Administrative Data Legal Desc LT16 LITTLEFD VILLAGE I Deed Bk/Pg 01088 / 0329 Plat Bk/Pg / Sales Information Grantor Sold Date 2004-01-01 Sold Amount \$ 0	Valuation Information Market Value \$ 57,400 Market Value - Land and all permanent improvements, if any, effective January 1, 2010, date of County's most recent General Reappraisal Assessed Value \$ 57,400 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use and/or reduction from a formal appeal procedure Land Supplemental Map Acres 0.44 Tax District Note Present-Use Info
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Improvement Detail	
(1st Major Improvement on Subject Parcel)	
Year Built	1973
Built Use/Style	TRADITIONAL
Current Use	C /
* Percent Complete	100
Heated Area (S/F)	999
** Bathroom(s)	1 Full Bath(s) 0 Half Bath(s)
** Bedroom(s)	3
Fireplace (Y/N)	N
Basement (Y/N)	N
Attached Garage (Y/N)	N
*** Multiple Improvements	0
* Note - As of January 1	
** Note - Bathroom(s), Bedroom(s), shown for description only	
*** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements	

Improvement Valuation (1st Major Improvement on Subject Parcel)	
* Improvement Market Value \$	** Improvement Assessed Value \$
49,400	49,400
* Note - Market Value effective Date equal January 1, 2010, date of County's most recent General Reappraisal	
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure	

Land Value Detail (Effective Date January 1, 2010, date of County's most recent General Reappraisal)		
Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
8,000	8,000	8,000
** Note: If PUV equal LMV then parcel has not qualified for present use program		

STATE OF NORTH CAROLINA

COUNTY OF ROBESON

THIS DECLARATION OF PROTECTIVE COVENANTS, made and published this 26th day of May, 1971, by THE BUTTERS COMPANY, INC., a corporation chartered under the laws of the State of North Carolina and having its principal office in Robeson County, North Carolina.

W I T N E S S E T H

THAT, WHEREAS, said corporation is the owner of the subdivision known as Littlefield Village and being a subdivision of all of those certain lots, tracts or parcels of land situate, lying and being in Robeson County, North Carolina, and being located on the North side of Rural Road #1955, about 1 mile west of Highway 41 between Lumberton, North Carolina, and Elizabethtown, North Carolina; and

WHEREAS, it is to the interest, benefit and advantage of The Butters Company, Inc., and to each and every person who shall hereafter purchase any lot in said subdivision that certain protective covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the premised and of the benefits to be derived by The Butters Company, Inc., and each and every subsequent owner of any of the lots in said subdivision, said The Butters Company, Inc., does hereby set up, establish, promulgate and declare the following protective covenants to apply to all of said lots and to all persons owning said lots, or any of them, hereafter; these protective covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through The Butters Company, Inc., until (Date to coincide with 16) at which time said covenants may be extended or terminated in whole or in part as hereinafter provided, to-wit:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purpose. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in 15 below.

3. DWELLING, COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 40 feet to the front lot line, or nearer than 30 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line, except that a two foot side yard shall be required for a garage or other permitted accessory building located Eight feet or more from the minimum building setback line. No dwelling shall be located on an interior lot nearer than 10 feet to the rear lot line.

For the purposes of this covenant, eaves, steps, carports and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 90 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 20,000 square feet.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot. Drainage flow shall not be obstructed nor be diverted from drainage or utility easements as designated above or on the recorded plat.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

12. GARAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. SEWAGE DISPOSAL. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the North Carolina Department of Public Health. Approval of such systems as installed shall be obtained from such authority.

14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points twenty-five feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. ARCHITECTURAL CONTROL COMMITTEE.

a. MEMBERSHIP. The architectural control committee is composed of Sam R. Noble, Lumberton, N. C.; C. R. Hayes, Lumberton, N. C.; and Johnny Nobles, Lumberton, N. C. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the

344-C

344-D

then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

- b. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty days after the plans and specifications have been submitted to it, or any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

16. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

18. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

344-D

IN WITNESS WHEREOF, SAID THE BUTTERS COMPANY, INC., has caused these to be executed in its name by its President, and its corporate seal attested by its Secretary to be hereunto affixed on the day and year first above written.

THE BUTTERS COMPANY, INCORPORATED
Subdivision Owner

By: Sam R. Noble L.S.
President

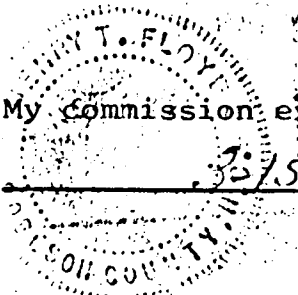
ATTEST: C. R. [Signature]
Secretary

NORTH CAROLINA
ROBESON COUNTY

I, HENRY T. FLOYD, a Notary Public, do hereby certify that personally came before me, Sam R. Noble, who, being by me duly sworn, says that he is the President of The Butters Company, Incorporated and that the seal affixed to the foregoing instrument in writing is the corporate seal of the said The Butters Company, Incorporated, and that said writing was signed and sealed by him, in behalf of said corporation, by its authority duly given; and the said President acknowledge the said writing to be the act and deed of said corporation.

Witness my hand and notarial seal, this the 19th day of September, 1972.

[Signature]
Notary Public

My Commission expires: 3-15-76


STATE OF NORTH CAROLINA—ROBESON COUNTY

The foregoing certificate(s) of Henry T. Floyd

Notary Public of North Carolina is certified to be correct. This instrument was presented for registration the 21 day of September 1972 at 9:55 o'clock A.M. and recorded in this office in Book 18-N Page 344

D. G. KINLAW, REGISTER OF DEEDS
BY Linda Bennett, Deputy