

Prepared by and hold for: Nathan M. Garren

NORTH CAROLINA

**SUBJECTION OF EVERLY SUBDIVISION, PHASE 3
TO PROTECTIVE COVENANTS**

FRANKLIN COUNTY

This subjection of Everly Subdivision, Phase 3 to protective covenants is made this 15th day of February, 2022, by Capital Companies Group, LLC hereinafter called Declarant.

WITNESSETH:

Whereas, Declarant is the owner of real property located in Franklin County, North Carolina described as being all of Lots 98 through 148, Everly Subdivision, Phase 3, as shown on that plat recorded in Book of Maps 2022, Pages 46 through 49, Franklin County Registry; and

Whereas, Declarant is desirous of subjecting said lots to the same protective covenants for the prior phase of Everly Subdivision, which are recorded in Book 2166, Page 287, Franklin County Registry as amended in Book 2171, Page 868, Franklin County Registry

Now, therefore, Declarant does hereby declare that those lots described as all of Lots 98 through 148, Everly Subdivision, Phase 3, as shown on that plat recorded in Book of Maps 2022, Pages 46 through 49, Franklin County Registry shall be held, sold and conveyed subject to those protective covenants recorded in Book 2166, Page 287, Franklin County Registry as amended in Book 2171, Page 868, Franklin County Registry.

In witness thereof, Declarant has hereunto set its hand and seal, the day and year first written above.

Capital Companies Group, LLC

By: Timothy Kelly (SEAL)
Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Nathan M. Garren, a Notary Public of the County and State aforesaid, certify that Timothy P. Kelly, personally appeared before me this day and acknowledged that he is Manager of Capital Companies Group, LLC, a North Carolina limited liability company, and that as Manager being duly authorized to do so, executed the foregoing on behalf of the limited liability company. Witness my hand and official stamp or seal, this 15th day of February, 2022.

Nathan M. Garren
Notary Public

NATHAN M. GARREN
Notary Public
North Carolina
Durham County

My Commission Expires: 10/08/2022