

Preservation of Historic Winc., Inc.

TO :: DEED

No. 1300

Phillip S. Griffin, et ux

Tax \$ 87.00

BOOK 157 PAGE 283

THIS DEED, made and dated this 27th day of November, 1978, by and between PRESERVATION OF HISTORIC WINCHESTER, INC., a Virginia corporation, hereinafter called the Grantor, and PHILLIP S. GRIFFIN and CAROLYN T. GRIFFIN, his wife, hereinafter called the Grantees.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid the Grantor by the Grantees on or before the delivery of this deed, the receipt of all of which is hereby acknowledged, the Grantor hereby grants, sells, and conveys, with general warranty of title, unto the Grantees, in fee simple, jointly, as tenants by the entirety with the common law right of survivorship, the following real estate, together with all improvements and appurtenances thereto belonging, and subject to all easements and legally enforceable restrictions and reservations of record affecting such realty:

All of that certain lot or parcel of land improved by a brick dwelling house, now designated as No. 418, situate on the East side of North Loudoun Street and the North side of Clarke Street, in the City of Winchester, Virginia, which said lot is more particularly described as beginning at the property line on the East side of said Loudoun Street and the North side of Clarke Street; thence running Northward along the East side of said Loudoun Street, for a distance of 66 feet, more or less, to the Southwest corner of the adjoining property; thence running Eastward with said property, in a line parallel with the property line of Clarke Street, 85 feet, thence Northward with the Eastern line of said adjoining property 44 feet, more or less; thence Eastward in a direct line for a distance of 40 feet; thence Southward with the Western line of the Patton property 110 feet, more or less, to the Northern line of Clarke Street; thence Westward with the line of said Clarke Street 125 feet, more or less, to the point of beginning.

This is the same real estate conveyed to the Grantor herein by Deed and Deed of Exchange, dated October 2, 1978, from Garland E. Perry and Evelyn F. Perry, his wife, of record in the Clerk's Office of the Circuit Court of the City of Winchester in Deed Book 156, at Page 350.

The above described property is specifically subject to the following covenants, conditions, and restrictions which shall apply to the Grantees, their heirs and assigns, as restrictive covenants running with the land:

1. The Grantees, their successors and assigns shall repair and maintain all Victorian wood porch and eave brackets, hood molds, finials, and wood detailing. If replacement is needed, it must be duplicated in kind.
2. The Grantees, their successors and assigns shall restore and maintain porches and lattice work. Balustrade replacements

on porches must be duplicates of the existing ones.

3. The Grantees, their successors and assigns shall remove the brick and replace the elliptical shaped fan window on the south end gable. The window design must be approved by the Preservation of Historic Winchester, Inc. Steering Committee.
4. The Grantees, their successors and assigns shall replace the basement bay window on the south side with "one over one" wooden window.
5. The Grantees, their successors and assigns shall remove board and replace the circular window on the east end gable with a glazed window.
6. The Grantees, their successors and assigns shall maintain the shutters on the first floor front and replace the missing ones.
7. The Grantees, their successors and assigns shall maintain the existing front door.
8. The Grantees, their successors and assigns shall maintain the cast iron shutter dogs on the north side of the building. It is not necessary to replace the shutters.
9. The Grantees, their successors and assigns agree that any changes in or additions to exterior lighting fixtures must be approved by Preservation of Historic Winchester, Inc. Steering Committee.
10. The Grantees, their successors and assigns shall maintain the brick sidewalk.
11. The Grantees, their successors and assigns shall maintain all decorative work (including interior shutters) in first and second floor bays. The woodwork on the first floor bay may not be covered with an opaque finish, i.e. paint.
12. The Grantees, their successors and assigns shall open at least one day every five (5) years the premises, including all improvements thereon, to the public from 10:00 a.m. to 5:00 p.m. on a single day to be selected by Preservation of Historic Winchester, Inc., and consented to by the Grantees, their successors and assigns which consent shall not unreasonably be withheld.
13. Without the written permission of Preservation of Historic Winchester, Inc. duly signed by its President or Vice President, no construction, alterations, or remodeling shall be undertaken or permitted which would affect either the lot hereinabove described (including shrubbery and trees) or the exterior located thereon, except the reconstruction, repair, replanting or refinishing of presently existing parts or elements of the lot, house, and other improvements, damage to which has resulted from casualty loss, deterioration, or wear and tear, provided that such reconstruction, repair, replanting or refinishing may not be performed in a manner which would alter the appearance of the house or other improvements or the appearance of the lot as of the date this instrument was executed. In any event, the Grantees, their successors and assigns agree that in painting the exterior of any building or improvement on the

premises to use thereon a quality and color of paint to be selected by the Grantees, their successors and assigns from a chart to be supplied to them by Preservation of Historic Winchester, Inc., which chart shall contain a reasonable selection of colors, not less than six in number.

14. The Grantees, their successors and assigns agree at all times to maintain the subject property in a good state of repair so that no deterioration in its exterior or interior appearance shall take place.
15. The Grantees, their successors and assigns agree that the officers of Preservation of Historic Winchester, Inc. or a person or persons delegated by them shall be permitted at reasonable times (which times shall be established in advance by ten days notice) to come upon the premises to inspect for violations of any of the covenants contained in this deed and Right of First Refusal.
16. In the event a violation of these restrictions is found to exist, Preservation of Historic Winchester, Inc. may, following reasonable notice to the Grantees, their successors and assigns, institute a suit to enjoin by ex parte, temporary and/or permanent injunction such violation, to require the restoration of the premises to its prior condition, and in the alternative the officers may enter upon the premises, correct any such violation, and hold the Grantees, their successors and assigns responsible for the cost thereof. The preceding is applicable only to the exterior of the building.
17. The Grantees, their successors and assigns agree to commence restoration of the premises within twelve months from the date the sale is closed with Preservation of Historic Winchester, Inc., and to complete the said restoration within generally two years from the date the sale is closed with Preservation of Historic Winchester, Inc. The Grantees agree that in the event such restoration has not been commenced within the said twelve month period or in the event the Grantees attempt to sell said premises before commencing restoration, then, in either event, Preservation of Historic Winchester, Inc. shall have the right any time thereafter to repurchase the premises for the same amount as the sales price hereunder. Preservation of Historic Winchester, Inc. shall exercise this right by written notice to the Grantees and shall consummate repurchase within sixty days of the date of such notice.
18. The Grantees, their successors and assigns agree that prior to any sale, lease, or transfer other than by gift through a testamentary instrument of any interest hereinabove described, the property shall first be offered in writing to Preservation of Historic Winchester, Inc. If Preservation of Historic Winchester, Inc. does not accept such offer for itself or its assigns within ninety days of the time the offer is made, the premises may be sold, leased, or transferred on such terms and conditions to some other person or entity within six (6) months after the offer was made to Preservation of Historic Winchester, Inc. After six months after the date the offer was made to Preservation of Historic Winchester, Inc., the Grantees, their successors and assigns may sell, lease or transfer the property after first re-offering property to Preservation of Historic Winchester, Inc. and Preservation of

Historic Winchester, Inc. Shall have another ninety days from the date of the second offer in which to either accept or reject the offer.

19. The Grantees, their successors and assigns agree that these restrictions shall run with the land and shall be binding, as a servitude, upon the real estate herein conveyed in perpetuity.
20. Where permission is required to be obtained from Preservation of Historic Winchester, Inc. such permission shall be deemed to have been given upon the failure of Preservation of Historic Winchester, Inc. to respond to a written request therefore within forty-five days of actual notice thereof mailed to Preservation of Historic Winchester, Inc. by registered mail, return receipt requested, at its principal office, or duly served upon its registered agent. This provision does not affect Preservation of Historic Winchester, Inc.'s rights under paragraph #18.
21. It is expressly recognized that Preservation of Historic Winchester, Inc. may subsequently convey the servitudes hereby conveyed to some other charitable corporation or trust, or to the Virginia Historic Landmarks Commission, or some other governmental agency organized for the same general purposes, provided, however, that since it is the public policy of the Commonwealth of Virginia that such servitudes be perpetual, in no event shall the rights of Preservation of Historic Winchester, Inc. be conveyed in any way to the Grantees, their successors and assigns, nor may Preservation of Historic Winchester, Inc. or its successors quit claim or in any way release the restriction hereby imposed. If Preservation of Historic Winchester, Inc. (a) be dissolved or in any other way cease its corporate existence, or for any other reason be unable to act to enforce the restrictions provided for herein, or (b) acquire fee simple title to the land subject to this servitude, then all rights of Preservation of Historic Winchester, Inc. in the foregoing servitude shall automatically vest in the Virginia Historic Landmarks Commission.

Except as noted above, the Grantor covenants that it has a right to convey said property to the Grantees; that it has done no other act to encumber said property; that it will execute such further assurances of title to said property as may be requisite; that it is seized in fee simple of the property conveyed; and that the Grantees shall have quiet possession of said property free from all encumbrances.

WITNESS the following signature and seal:

PRESERVATION OF HISTORIC WINCHESTER, INC.

By Katherine S. Rockwood
President

STATE OF VIRGINIA

County OF Fredrick, To-wit:

I, Barbara A. Kayser, a Notary Public, in and for the State and County aforesaid, do hereby certify that Katharine A. Rockwood, as President of Preservation of Historic Winchester, Inc., whose name is signed to the foregoing deed bearing date the 21st day of November, 1978, has this day personally appeared before me and acknowledged the same.

Given under my hand this 22nd day of November, 1978.

My commission expires January 27, 1982.

Barbara A. Kayser
Notary Public

VIRGINIA CITY of WINCHESTER, SCT.

This instrument, of writing was produced to me on the 28th day of November, 1978 at 9:55 AM and with certificate of tax withheld and credits applied was admitted to record. Tax imposed by Sec. 58-54.1 of \$58.00 and 58-54 have been paid, if assessable.

James H. Fletcher, Jr. Clerk