

This property is conveyed subject to a 17.5-foot easement or right-of-way along the front portion and parallel to the front property line for sanitary sewer as shown on the recorded plat mentioned above.

This conveyance is SUBJECT to all ~~restrictions~~, set back lines, ~~roadways~~ easements, and rights-of-way, if any, affecting the above-described property.

- (1) A 25-foot easement is reserved for ingress and egress for the Seller, his heirs and assigns. Said easement to run along the rear property line abutting property owned by Crown Duke Apartments. The purchaser, her heirs and assigns shall have full rights to the use of said 25-foot easement subject to the aforementioned easement for ingress and egress.

Grantee, her heirs and assigns are also granted a non-exclusive easement for ingress and egress along the 50-foot strip of land running along the northern side property line of the above described property. Said easement having been reserved by Grantor in deed to Crown Duke Apartments.

1972 taxes to be prorated.

(Continued on next page)