

mailed: 5-4-07
mfm John W. Harwell
6436 Ichabod Place
Falls Church, Va. 22042

70852

BOOK 464 PAGE 321

NEW ENTERPRISE, LLC,
A WV LIMITED LIABILITY
CORPORATION

THIS DEED, Made and entered into this ____
day of 4/28, 2007 by and between New

TO: DEED

A WV Limited Liability Corporation, Grantor
and Party of the First Part and John W.

JOHN W. HARWELL

Harwell and Phyllis L. Harwell, husband and
wife, as Joint Tenants with Rights of

PHYLLIS L. HARWELL,
husband and wife

Survivorship and not as Tenants in Common,
Grantees and Parties of the Second Part of

6436 Ichabod Place, Falls Church, Virginia
22042.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00)

cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt
of all of which is hereby acknowledged, the said Grantor and Party of the First Part does, by
these presents, grant and convey with COVENANTS OF GENERAL WARRANTY OF
TITLE and to be free and clear of all liens and encumbrances unto JOHN W. HARWELL
AND PHYLLIS L. HARWELL, husband and wife, AS JOINT TENANTS WITH RIGHTS
OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees and Parties of the
Second Part, the following described tract or parcel of real estate:

All that certain tract or parcel of real estate, containing 25.52 Acres, more or less,
located mostly, but not entirely on the north said of West Virginia County Route 50/15 (more
commonly known as the Ed Arnold Road) at its intersection with West Virginia Route 50/13
(more commonly known as the Sol Shanholtz Road), and is situate in GORE DISTRICT,
HAMPSHIRE COUNTY, WEST VIRGINIA, together with any and all rights, rights of way,
houses, buildings, improvements, if any, timbers, waters, mineral and mineral rights, and
appurtenances thereunto belonging or in anywise appertaining, and more particularly
described according to that certain Description of Survey and Plat of Survey prepared by
Green Engineering, Licensed Land Surveyor, dated March, 2006, which said description of
Survey and Plat is of record in the Office of the Clerk of the County Commission of
HAMPSHIRE COUNTY, WEST VIRGINIA in Deed Book 455 at Page 437.

Being the real estate conveyed unto NEW ENTERPRISE, LLC, A WEST VIRGINIA LIMITED LIABILITY CORPORATION, Deed of Clayton D. Veach and Theresa Allen, dated the 25th day of May, 2006 and of record in the Office of the Clerk of the County Commission of HAMPSHIRE COUNTY, WEST VIRGINIA in Deed Book 455 at Page 437. (See attached metes and bounds description).

Said real estate is conveyed unto the Grantees herein in gross and not by the acre of all of the former Grantor's right, title and interest in and to said realty.

Although the real estate taxes may be pro-rated between the parties as of the day of closing for the current tax year, the Grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2007.

IT IS AGREED AND UNDERSTOOD BY THE GRANTEEES HEREIN THAT THE REAL ESTATE HEREIN DESCRIBED IS CONVEYED UNTO THEM AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON. TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all rights, rights of way, roads, houses, buildings, waters, timbers, minerals and mineral rights, improvements, if any, and appurtenances thereunto belonging or in anywise appertaining unto JOHN W. HARWELL AND PHYLLISL. HARWELL, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees and Parties of the Second Part, in fee simple, forever.

WITNESS the following signature and seal this 28 day of April, 2007.

NEW ENTERPRISE LLC,
A WV LIMITED LIABILITY CORP.

BY: Charles Whitacre
CHARLES WHITACRE

BY: Robert Kidwell
ROBERT KIDWELL

STATE OF West Virginia
COUNTY OF Shenandoah, TO WIT:

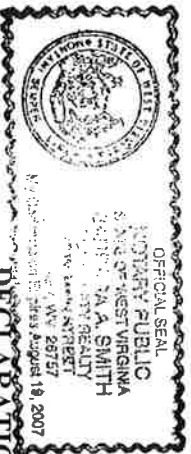
I, Barbara Smith, a Notary Public in and for the
aforesaid County and State, do hereby certify that NEW ENTERPRISE, LLC, A WV
LIMITED LIABILITY CORPORATION, by CHARLES WHITACRE AND ROBERT

KIDWELL, whose names are signed to the foregoing and annexed writing bearing date of the 28 day of April, 2007 have each this day acknowledged the same before me in my County and State.

Given under my hand this 28 day of April, 2007.

My commission expires: August 19, 2007.

Barbara Smith
NOTARY PUBLIC



DECLARATION OF CONSIDERATION

Under penalties of fine and imprisonment as provided by law, the undersigned does hereby declare that the total consideration for the property conveyed by the document to which this declaration is appended is \$ 180, 000.00.

Don W. Hunsell
GRANTOR-GRANTEE

THIS INSTRUMENT WAS PREPARED BY ROYCE B. SAVILLE, PLLC
ROYCE B. SAVILLE ATTORNEY AT LAW
95 WEST MAIN STREET P. O. DRAWER 2000
ROMNEY, WEST VIRGINIA 26757-2000

C:\newenterprisede
4/20/07
blp

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Description of 25.52 Acres +/-, for Hue D. Yeach

All of that tract of land located mostly, but not entirely on the North side of West Virginia County Rt. 50/15 (more commonly known as the Ed Arnold Road) at its intersection with West Virginia Route 50/13 (more commonly known as the Sol Shanbaltz Road), and in Gore District, Hampshire County, West Virginia, as shown on a plat attached hereto, said plat prepared by Geoffrey D. Green, P.S., WV Reg. No. 1387, and also described as follows:

BEGINNING at a rebar found a corner with M. C. Brandford (334/280) and R.H. Lee (381/310), thence with Lee

S 75°16'49" E 57.75' to rebar set, thence

S 23°56'28" W 404.25' to a rebar set, thence

N 40°55'41" E 376.20' to a rebar set, thence

S 42°53'15" E 278.65' to a stone found at a corner with an 14.50 acre off conveyance, thence with the said off conveyance

S 18°22'58" E 202.07' to a stone found at a corner with the Rt. 45 Land Corporation (350/799), thence with Rt. 45 Land Corp.

S 55°47'28" W 456.06' to a White Oak, thence

S 40°27'28" W 96.59' to an angle iron set on the North side of West Virginia County Route 50/15, thence with the North side of said road

N 47°39'07" W 21.99' to a point on the North side of said road, thence

N 83°30'33" W 54.23' to a point on the North side of said road, thence

S 78°05'44" W 287.15' to a point on the North side of said road, thence

S 88°31'37" W 119.32' to a point on the North side of said road, thence

N 62°49'02" W 87.95' to a point on the North side of said road, thence

N 57°29'52" W 94.50' to a point on the North side of said road, thence

N 54°33'25" W a distance of 112.43' to a point on the North side of said road, thence crossing said road with line of H. V. Wolford (life) (381/797), thence with Wolford (life)

S 53°28'26" W 120.11' to a fence post, thence continuing with said Wolford (life)

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N 44°11'25" W 139.87' to a rebar found at the edge of an easement for Citizens Telecom (375/585), thence continuing with easement and said Wolford (life)

N 14°57'08" W 190.36' crossing West Virginia County Route 50/13 to a rebar found, thence

N 71°50'52" E 77.33' to a point at the North edge of West Virginia County Route 50/15 at its intersection with West Virginia County Route 50/13, thence continuing with the North side of West Virginia County Route 50/15 and said Wolford (life)

N 10°51'13" W a distance of 359.56' to a point on the North side of said road, thence

N 18°21'32" W a distance of 55.81' to a point on the North side of said road, thence

N 22°42'28" W 178.60' to a point on the North side of said road, thence

N 27°39'57" W 170.61' to a point on the North side of said road, thence

N 21°00'25" W a distance of 65.58' to a point on the North side of said road, and a corner with said Brandford, thence

S 75°18'29" E 436.31' to a rebar found, thence

S 75°16'49" E 800.23' to a rebar found which is the point of BEGINNING, having an area of 25.51 Acres, +/- . This survey was completed in March 2006.

Being all of that conveyed to Huc D. Yeach by a deed recorded at D.B. 191, p. 222 in the land records of Hampshire, West Virginia.

Within the above described tract, there is a contained a 0.119 acre easement conveyed to Citizens Telecom by D. B. 375, page 585. There is also a contained 0.22 acres within the 30' right-of-way's of West Virginia County Route 50/15 and West Virginia County Route 50/13 (exclusive of that portion of said road right-of-way's contained within said 0.119 ac. easement).

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SHARON H LINK
HAMPSHIRE County 01:19:45 PM
Instrument No 95572
Recorded Date 05/01/2007
Document Type DEED
Book-Page 464-321
Rec/Add Fee 10.00 397.00
Transfer Tax 792.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 5/1/07 1:19pm.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste Sharon H. Link Clerk.