

DANIEL FENNIMORE and  
ISABELLE FENNIMORE,  
husband and wife

TO: DEED

HAROLD R. MORGAN and  
BARBARA H. MORGAN,  
husband and wife

THIS DEED, made and entered into  
this 26th day of October, 1987, by  
and between DANIEL FENNIMORE and  
ISABELLE FENNIMORE, husband and wife,  
grantors and parties of the first  
part, and HAROLD R. MORGAN and BARBARA

MORGAN, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT  
AS TENANTS IN COMMON, grantees and parties of the second part.

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  
grantors and parties of the first part, do, by these presents, grant and  
convey WITH COVENANT OF GENERAL WARRANTY AND TO BE FREE AND CLEAR FROM ALL  
LIENS AND INCUMBRANCES unto the said HAROLD R. MORGAN and BARBARA H. MORGAN,  
husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS  
TENANTS IN COMMON, all those two (2) certain lots or parcels of real estate,  
together with the dwelling house and improvements thereon, situate on the  
North side of Main Street and contiguous thereto in the City of Romney,  
Hampshire County, West Virginia and being all of the same real estate that was  
conveyed unto the grantors herein by deed of James T. Evans and Helen K.  
Evans, husband and wife, dated the 29th day of November, 1976 and of record in  
the Office of the Clerk of the County Commission of Hampshire County, West  
Virginia in Deed Book No. 220 at Page 202, wherein said real estate is more  
particularly bounded and described as follows:

"Beginning at an iron pin in the northern boundary of Main  
Street, formerly Northwestern Turnpike; thence along the  
line of the Kidwell lot, N. 00 35 W., 158 feet to a pin;  
thence S. 57 E., 65 feet to an iron pin; thence N. 28 E.,  
175 feet to a stake; thence S. 62 E., 61 feet to a stake;  
thence S. 28 W., 169 feet to an iron pin; thence S. 00 30  
E., 89 feet to an iron pin in the northern boundary of  
Main Street; thence S. 86 W., along the northern boundary  
of said street, 112 feet to the beginning, containing .56  
acre, more or less."

For the consideration aforesaid, there is further granted unto the  
parties of the second part the use of that certain right of way leading from  
Main Street or the Northwestern Turnpike in a northerly direction across the

This PARAGRAPH is the  
Right of Way to Get  
to Back of House

Kidwell Lot to the rear of the real estate above conveyed and there is further granted unto the parties of the second part the right to maintain a tile drain from a cellar across the Kidwell lot, being all of the rights that were conveyed unto the grantors herein by the aforesaid deed of James T. Evans, et ux.

Reference is hereby made to the above described deeds and the deeds therein referred to for all proper and pertinent reasons as regards to the chain of title and, particularly, for a more complete description of the real estate herein conveyed. Reference is also made to a plat of the real estate which is of record in the aforesaid Clerk's Office in Deed Book No. 175 at Page 324.

The real estate herein conveyed is subject to any and all rights, rights of way, easements, restrictions and reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

It is the purpose and the intention of this deed and it is hereby accepted by the grantees, that this real estate is conveyed unto them with rights of survivorship, that is, if the said HAROLD R. MORGAN should die before his wife, BARBARA H. MORGAN, then the entire estate in fee simple in and to the said property shall be and become the sole property of the said BARBARA H. MORGAN, and that if the said BARBARA H. MORGAN should die before her husband, HAROLD R. MORGAN, then the entire estate in fee simple in and to the said property shall be and become the sole property of the said HAROLD R. MORGAN.

Although the real estate taxes may be prorated between the parties hereto as of the day of closing, the grantors herein agree to assume and be solely responsible for said taxes for the calendar year 1987 and the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 1988 although same may continue to be assessed in the names of the grantors.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all rights, ways, easements, improvements, buildings, houses, waters, timbers, minerals and mineral rights and all other appurtenances thereunto belonging, or in anywise appertaining, unto the said HAROLD R. MORGAN and BARBARA H.

MORGAN, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, in fee simple, forever.

WITNESS the following signatures and seals:



Daniel Fennimore (SEAL)  
DANIEL FENNIMORE

Isabelle Fennimore (SEAL)  
ISABELLE FENNIMORE

STATE OF INDIANA,  
COUNTY OF VIGO, TO WIT:

The foregoing deed was acknowledged before me this 30 day of October, 1987, by DANIEL FENNIMORE.

My commission expires: 3/19/88

Ralph F. [Signature]  
NOTARY PUBLIC

(NOTARIAL SEAL)

STATE OF WEST VIRGINIA,  
COUNTY OF HAMPSHIRE, TO WIT:

This deed was acknowledged before me this 24th day of November, 1987, by ISABELLE FENNIMORE.

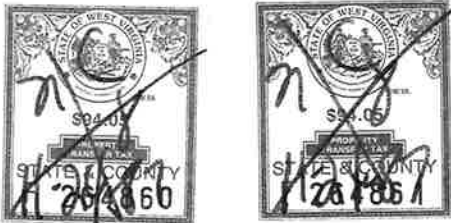
My commission expires: June 5, 1995

Diane Lea Ruckman  
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned grantees do hereby declare that the total consideration paid for the property transferred by the document to which this declaration is appended is \$ 75,000<sup>00</sup>.

Given under our hands this 24th day of November, 1987.



Harold R. Morgan  
HAROLD R. MORGAN

Barbara H. Morgan  
BARBARA H. MORGAN

This deed was prepared by DONALD H. COOKMAN, of COOKMAN AND MORELAND, Attorneys at Law, Old Bank of Romney Building, Romney, West Virginia 26757, WITHOUT EXAMINATION OF TITLE OR REPORT.

DHC:wlb  
87-  
10/26/87  
R.E. #44

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 24th day of November, 1987, at 2:17 P M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Feller Clerk  
County Commission, Hampshire County, W. Va.