

11.00
20.00
1353.00
1384.00

LYLE FULTZ, JR. and
TINA FULTZ,
Husband and Wife

TO: DEED

ROBERT D. TENNANT, SR. and
JUDITH L. TENNANT,
Husband and Wife

THIS DEED, made and entered
into on this the 1ST day of May, 2008 by
and between LYLE FULTZ, JR. and
TINA FULTZ, Husband and Wife,
Grantors and Parties of the First Part, and
ROBERT D. TENNANT, SR. and
JUDITH L. TENNANT, husband and
wife, of RR 1, Box 36A Augusta, WV
26704, 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 hereby grant, sell, bargain and convey with CONVENTS OF GENERAL WARRANTY OF TITLE, and to be free and clear of all liens and encumbrances, unto Robert D. Tennant, Sr. and Judith L. Tennant, husband and wife, as joint tenants with rights of survivorship, all that certain tract or parcel of real estate situate in Gore District of Hampshire County, West Virginia, lying on the north side of West Virginia County Numbered Route 45/11, about 800 feet east of the intersection of said Route 45/11 and West Virginia County Numbered Route 45/8, containing 4.294 acres, more or less, and more particularly described as follows:

BEGINNING at a set 5/8-inch Moreland capped rebar, common corner to Harry A. and Bonnie J. Garvin, and Robert William Hockman, from which a found post bears N 29° 34' 17" E 66.87 feet, thence with said Hockman S 68° 05' 56" E 801.61 feet to a 5/8 inch, Moreland capped rebar set in place of an old fence post, corner to Ronald G. and Kenneth S. Baker, thence with said Baker, following the remains of an old fence S 35° 30' 29" W 263.45 feet to a point in the center of said Route 45/11, from which a set 5/8 inch Moreland capped rebar bears N 35° 30' 29" E 25.00 feet, thence with the center of said Route 45/11 for four lines N 64° 51' 46" W 96.62 feet to a point, thence N 66° 44' 00" W 301.32 feet to a point, thence N 63° 59' 52" W 139.61 feet to a point, thence N 59° 46' 43" W 232.04 feet to a point, corner to said Garvin, from which a post bears S 28° 09' 26" W 1306.29 feet, and a set 5/8 inch Moreland capped rebar bears N 29° 34' 17" E 25.00 feet, thence with said Garvin N 29° 34' 17" E 201.66 feet to the beginning containing 4.294 acres, more or less, as surveyed on May 12, 2004 by Frank A. Whitacre, Inc. who prepared a plat entitled "Plat of Survey for Lyle Fultz, Sr. and Phyllis Fultz" and of record in the Office of the Clerk of the Hampshire County Commission in Deed Book 437 at Page 114.

AND being the same tract of land conveyed from Lyle Fultz, Sr. and Phyllis Fultz, husband and wife, to Lyle Fultz, Jr. and Tina Fultz, husband and wife, by deed

dated June 2, 2004 and recorded in the Office of the Clerk of the Hampshire County Commission, West Virginia, in Deed Book 437 at Page 111.

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 ROBERT D. TENNANT, SR. should die before his wife, JUDITH L. TENNANT, then the entire estate in fee simple and in and to the said property shall be and become the sole property of the said JUDITH L. TENNANT, and if the said JUDITH L. TENNANT, SR. should die before her husband, ROBERT D. TENNANT, SR., then the entire estate in fee simple and in to the said property shall be and become the sole property of the said ROBERT D. TENNANT, SR.

The real estate taxes for the year 2008 levied and assessed upon the real estate herein conveyed shall be prorated between the parties as of the date of the transfer of this property, with the Grantees to assume and pay the year 2009 real estate taxes and all subsequent taxes levied and assessed upon the real estate herein conveyed, even though the property may be assessed in the name of the Grantor.

TO HAVE AND TO HOLD the real estate herein conveyed together with improvements thereon, all rights, rights of way, easements, water, minerals, oil and gas, and appurtenances thereunto belonging unto the said ROBERT D. TENNANT, SR. and JUDITH L. TENNANT, husband and wife, as joint tenants with rights of survivorship, in fee simple, forever.

Under penalties of fine and imprisonment as provided by the law, the undersigned does hereby declare that the total consideration paid for the real estate conveyed by the document to which this declaration is appended is **\$205,000.00**.

WITNESS following signature and seal:

Lyle Fultz Jr (SEAL)
LYLE FULTZ, JR.

Tina Fultz (SEAL)
TINA FULTZ

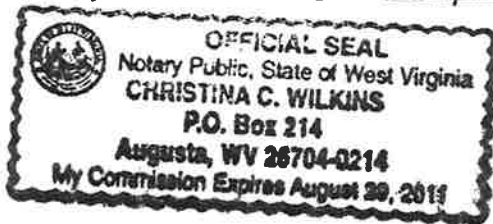
STATE OF WEST VIRGINIA.

CITY/COUNTY OF HAMPSHIRE, to-wit:

I, Christina Wilkins, a Notary Public in and for the aforesaid County and State, do hereby certify that LYLE FULTZ, JR., whose name is signed to the foregoing writing bearing date of the 1st day of May, 2008, has this day acknowledged the same before me in my County and State.

Given under my hand this 1st day of May, 2008.

My Commission expires 08/29/2011.



Christina C. Wilkins
Notary Public