

**DESCRIPTION OF SURVEY
FOR
JOHN E. MADSEN
(Tract 3-Revised)**

A tract or parcel of land located in Lost River District Hardy County, West Virginia, being located approximately 1000 feet South of County Route 23/6 and being more particularly described as follows:

BEGINNING at a Point at the intersection of two existing roads and in the centerline of a 40 foot right-of-way, being a corner to K. Wood (DB 283/182) and K. Usaitis (DB 290/172); thence with the said K. Wood for one line

N45-24-22W crossing a found 3/4" Whetzel Capped Rebar at 100.00 feet and continuing 422.18 feet in all to a set 3/4" Whetzel Capped Rebar in the line of J. Walters Trust (DB 288/651); thence with said J. Walters Trust for two lines

N37-50-09E 65.93 feet to a found Planted Stone by a Pine snag; thence

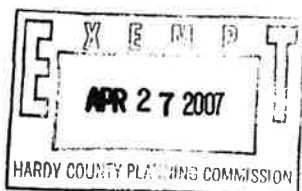
N50-47-12E crossing a found 3/4" Whetzel Capped Rebar at 523.95 feet and continuing 793.81 feet in all to a set 3/4" Whetzel Capped Rebar; thence leaving J. Walters (WB 28/284) and with a new division line


S59-17-13E crossing a set 3/4" Whetzel Capped Rebar at 266.64 feet and continuing 296.64 feet in all to a Point in the centerline of an existing road which is a 40 foot right-of-way, being a corner to B. Ingalls (DB 294/673) and T. Loving (DB 290/170); thence with the said T. Loving and an existing road which is a 40 foot right-of-way for six lines

S31-37-30W 154.73 feet to a Point; thence
S08-24-25W 35.83 feet to a Point; thence
S13-35-40E 76.09 feet to a Point; thence
S01-21-35E 69.33 feet to a Point; thence
S15-21-59W 64.86 feet to a Point; thence
S33-02-17W 48.86 feet to a Point, being a corner to K. Usaitis (DB 290/172); thence continuing with existing road which is a 40 foot right-of-way and with said K. Usaitis for five lines

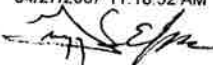
S33-02-17W 221.61 feet to a Point; thence
S52-30-42W 33.47 feet to a Point; thence
S71-18-19W 40.72 feet to a Point; thence
S81-51-54W 145.93 feet to a Point; thence
S75-04-10W 174.70 feet to the **BEGINNING** containing 10.00 Acres more or less as surveyd by Eric Wilkins, Chad Moyer, and Tony Whetzel PS #1852 in February 2007 and as shown on the attached plat which is made a part of this description

Being a part of the same tract or parcel of land conveyed to John E. Madsen by Robert G. Wilkins on August 14, 2003 which is recorded in the Clerk's Office of Hardy County in Deed Book 275 at Page 302 (See also Plat Book 7 at Page 159) and as shown in the Assessor's Office on Tax Map 308 as Parcels 39 and 10.2; to which reference is hereby made to all the above for any and all pertinent purposes




Tony L. Whetzel PS #1852

This document presented and filed:
04/27/2007 11:18:52 AM


Gregory L. Ely, Hardy County, WV





THIS DEED, Made and entered into this 5th day of March, 2007, by and between **JOHN E. MADSEN**, Grantor and party of the first part, and **RANETTA M. ROSEBORO**, Grantee and party of the second part, whose address is 404 Kodiak Court, Baker, WV 26801.

WITNESSETH: That for and in consideration of the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00), cash in hand paid, the receipt of which is hereby expressly acknowledged, the Grantor and party of the first part does now hereby grant, bargain, sell and convey, with covenants of general warranty, free and clear of all liens and encumbrances, unto the Grantee and party of the second part, all that certain lot, tract or parcel of real estate lying and being situate in Lost River District, Hardy County, West Virginia, along with any and all rights, rights of ways, structures, easements, minerals, improvements and appurtenances thereunto belonging, being known and designated as Tract 3 of Pine Grove Estates, containing 8.0 acres, more or less, and being more particularly described on a Plat of Survey recorded in the Hardy County Clerk's Office in Map Book 7, Page 156, and reference is hereby made to said Plat and to Tract 3 containing 8 acres, set forth thereupon, for a specific description of the real estate conveyed hereby and for all other pertinent purposes.

The real estate is also described by a Description of Survey recorded in the Hardy County Clerk's Office in Deed Book 287, Page 37, and reference is hereby made to said Description of Survey for a specific description of the real estate conveyed hereby and for all other pertinent purposes.

The real estate conveyed hereby is a portion of a 31.8107 acre tract obtained by the Grantor by deed from Wilkins dated August 14, 2003, recorded in the Hardy County Clerk's Office in Deed Book 275, Page 30, and is also a portion of a 10 acre tract obtained by Madsen from Cooperrider dated November 20, 2005, and recorded in the Hardy County Clerk's Office in Deed Book 289, Page 287, and reference is hereby made said deeds and to all documents in chain of title for all purposes pertinent to this conveyance.

The real estate conveyed hereby is subject to certain protective covenants and conditions, that run with the land, and that are binding upon the Grantee, his heirs, successors and assigns, and said covenants are recorded in the Hardy County Clerk's Office in Deed Book 288, at Page 479, and the provisions thereof are incorporated into this document, by reference, as if textually set forth verbatim herein.

There is also granted unto the Grantee, her heirs, successors and assigns, the non-exclusive right to utilize the rights of way as described in the aforesaid covenants and on the aforesaid plat, for access purposes.

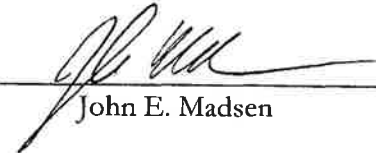
Real estate taxes are paid for 2006 and the Grantee herein shall be responsible for payment of the 2007 taxes and thereafter during her ownership of the real estate.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declares that the total consideration of the property conveyed by the document to which this declaration is appended is \$200,000.00.

WITNESS the following signature and seal:

 (SEAL)
John E. Madsen

STATE OF W.V.
COUNTY OF Hardy, to wit:

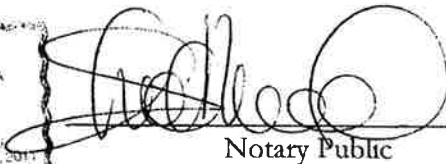
I, Sharon Michael, a Notary Public in and for the County and State aforesaid, do hereby certify that John E. Madsen, whose name is signed to the foregoing writing, bearing date the 5th day of March, 2007, has this day acknowledged the same before me in my said County and State.

Given under my hand this 5th day of March, 2007

My commission expires July 25, 2011.

{AFFIX NOTARY SEAL}

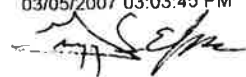



Notary Public

WALTERS, KRAUSKOPF
& BAKER
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

This instrument was prepared by Howard E. Krauskopf,
Attorney at Law, P.O. Box 119, Moorefield, WV 26836

This document presented and filed:
03/05/2007 03:03:45 PM


Gregory L. Ely, Hardy County, WV
Transfer Tax: \$880.00



THIS DEED, Made and entered into this 19th day of April, 2007, by and between **JOHN E. MADSEN**, Grantor and party of the first part, and **RANETTA M. ROSEBORO**, Grantee and party of the second part, whose address is 404 Kodiak Court, Baker, WV 26801.

WHEREAS, by deed dated March 5, 2007, and recorded in the Hardy County Clerk's Office in Deed Book 295, Page 638, John E. Madsen conveyed to Ranetta M. Roseboro an 8 acre tract of real estate designated as Tract 3 of Pine Grove Estates; and

WHEREAS, as part of the contractual consideration for the aforesaid purchase, Madsen agreed to convey an additional adjacent 2 acres to Roseboro, as a gift, upon a completion of an appropriate survey thereof; and

WHEREAS, the parties now wish to finalize the conveyance of the additional 2 acres pursuant to their original contract and have entered into this deed for that purpose.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), and in the further consideration of the agreement between the parties as recited above, the Grantor and party of the first part does now hereby grant, give and convey, with covenants of general warranty, free and clear of all liens and encumbrances, unto the Grantee and party of the second part, a certain tract or parcel of real estate along with any and all rights, rights of ways, easements, minerals, improvements and appurtenances thereunto belonging, lying and being situate in Lost River District, Hardy County, West Virginia, in Pine Grove Estates, containing 2 acres, more or less, and being described on a Plat of Survey attached

hereto, filed herewith and made a part hereof, and said 2 acres is an addition to an original 8 acre tract conveyed unto the Grantee by the Grantor herein by deed dated March 5, 2007, of record in the Hardy County Clerk's Office in Deed Book 295, Page 638, which now therefore consists of a total of 10 acre, more or less as described and set forth on the attached plat.

The additional 2 acres conveyed hereby is a portion of the remaining approximately 18 acres from a conveyance of 31.8107 acres to the Grantor herein by deed from Wilkins dated August 14, 2003, recorded in the Hardy County Clerk's Office in Deed book 275, Page 302.

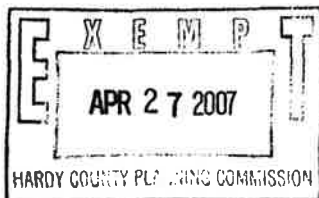
The entirety of the 10 acres described on the attached plat, including the 2 acres being conveyed hereby, is subject to the Pine Grove Estates covenants recorded in the Hardy County Clerk's Office in Deed Book 288, at Page 479, and the provisions thereof are incorporated into this document, by reference, as if textually set forth verbatim herein.

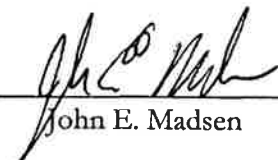
DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declares that the conveyance to which this declaration is appended is a gift, without monetary consideration, however the value of the real estate conveyed hereby is \$ 6000 .00.

WITNESS the following signature and seal:

WALTERS, KRAUSKOPF
& BAKER
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA



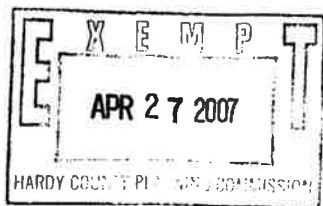

John E. Madsen (SEAL)

STATE OF WV,COUNTY OF Hardy, to wit:

I, Jacqueline C. Rodrigues, a Notary Public in an for the County and State aforesaid, do hereby certify that John E. Madsen, whose name is signed to the foregoing writing, bearing date the 19th day of April, 2007, has this day acknowledged the same before me in my said County and State.

Given under my hand this 19th day of April, 2007My commission expires August 11, 2013.

Jacqueline C. Rodrigues
Notary Public



This instrument was prepared by Howard E. Krauskopf,
Attorney at Law, P.O. Box 119, Moorefield, WV 26836
WITHOUT BENEFIT OF TITLE EXAMINATION OR REPORT

WALTERS, KRAUSKOPF
& BAKER
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

This document presented and filed:
04/27/2007 11:18:51 AM

A handwritten signature in dark ink, appearing to read "Gregory L. Ely".

Gregory L. Ely, Hardy County, WV
Transfer Tax: \$26.40