

covenants, which shall run with the real estate:

1. Said real estate can not be subdivided.
2. No livestock, commercial business, or mobile homes are permitted on said real estate.
3. Camping and the use of camping trailers shall be permitted year round on the north side (non-river side) of Arnold Stickley Road. Camping and the use of camping trailers on the south side (river side) of Arnold Stickley Road shall be permitted for no more than 30 days per year. Construction of pavilions, bath houses, and residential structures are permitted providing all local and state ordinances are complied with.

Said real estate is subject to that certain 0.20 of an acre easement reserved for a septic as shown on the aforementioned Plat of Survey which is of record in the aforesaid Clerk's Office in Map Book 12 at Page 53.

Tracts 2, 3, and 4 of McLaughlin Farm Subdivision are conveyed with and taken subject to that certain non-exclusive shared entrance and driveway used by and traversing Tracts 2, 3, and 4 for a short distance. Said entrance and driveway is to provide access to Arnold Stickley Road, County Route 1/1, and is depicted on the aforesaid Plat of record in the aforesaid Clerk's Office in Map Book 12, at page 53, located where Tracts 2, 3, and 4 converge, directly across the road from the McLaughlin Family Cemetery. Said entrance and driveway is conveyed with and taken subject to all other parties legally entitled to use same.

All or some of this real estate lies within an officially designated flood zone. The legal ramifications of this are significant and use of this land may be limited. Details may be obtained from the Hampshire County Planning Commission. In addition, a copy of Hampshire County Ordinance No. 1 [dated August 25, 1987] is available in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

Although the real estate taxes may be prorated 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 2013, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses,