Lots No. 1 - 11 of Barnes Mill Estates, Section II, are subject to the following covenants, conditions and restrictions, which shall run with the land:

1. No commercial farm or other commercial activities relating thereto, including, but not limited to, livestock, poultry, hogs, chickens, horses, etc., shall be kept, grazed, raised, or otherwise maintained upon any of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.

2. No more than three (3) residential dwellings shall be erected or constructed on any one of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.

3. Only one residential "single wide" mobile home or house trailer shall be placed on any one of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.

4. None of the Lots No. 1 - 11 of Barnes Mill Estates, Section II, shall be divided, subdivided or partitioned in anyway.

This conveyance is made expressly subject to any other rights, rights of way, easements, conditions, restrictions and reservations, unrecorded, or contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or have otherwise become ineffective, including any and all matters shown on the aforesaid plat and survey.

It is the purpose and intent of this deed, and it is hereby accepted by the Grantees herein, that the aforesaid real estate is conveyed unto Bruce A. Robinson and Barbara A. Robinson, his wife, as joint tenants with rights of survivorship, that is, if the said Bruce A. Robinson, should die before his wife, Barbara A. Robinson, then the entire estate in fee simple in and to the aforesaid real estate shall be and become the sole property of the said Barbara A. Robinson, and that if the said Barbara A. Robinson should die before her husband, Bruce A. Robinson, then the entire estate in fee simple in and to the aforesaid real estate shall be and become the sole property of the said Bruce A. Robinson.

By Power of Attorney dated September 9, 1997, and duly recorded in the aforesaid Clerk's Office in Deed Book 1[illegible], at Page 442, the said Mary Jane Denney did appoint and designate her husband, B. Steven Denney, her true and lawful Attorney-in-Fact to execute this deed of conveyance.

Thompson & Parsons
Attorneys at Law
Romney, West Virginia