

GREGORY W. RINKER
and
LISA D. RINKER
his wife

THIS DEED, made this 8th day of July, 2008,
by and between Gregory W. Rinker and Lisa D.

TO: DEED

Rinker, his wife, grantors, parties of the

HECTOR G. BAEZA, JR.,
and
ROBIN M. BAEZA,
his wife

first part, and Hector G. Baeza, Jr., and
Robin M. Baeza, his wife, grantees, 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, receipt whereof being hereby acknowledged, the said
parties of the first part do, by these presents, grant and convey unto
the said parties of the second part, as joint tenants with full rights
of survivorship as hereinafter enumerated, with covenants of General
Warranty of Title, and to be free and clear of all liens and
encumbrances, all that certain tract or parcel of real estate in Sherman
District of Hampshire County, West Virginia, lying along the East side
of Route 12 just North of its intersection with Route 12/7 and being more
particularly described as follows:

"BEGINNING at a 5/8" Re-Bar set in the line of Hott's
Feed Mill and Farms land, corner to land of John Racey,
thence with Racey, S 47 57 07 W. 423.83' to a 5/8" Re-
Bar, S. 38 52 19 W. 737.41' to a 5/8" Re-Bar, S. 66 19
07 W. 136.15' to the center of Route 12, thence with the
center thereof, N. 09 20 03 W. 53.31', N. 08 05 18 W.
52.48', N. 00 55 09 W. 73.68', N. 02 59 12 E. 61.11', N.
01 42 48 E. 76.36', N. 00 29 05 W. 51.00', N. 03 48 49
W. 122.79', N 00 34 08 W. 62.23', N. 03 50 40 E.
142.90', N. 05 55 58 E. 160.02', N. 07 38 05 E. 62.00',
N. 10 38 20 E. 53.00', N. 13 57 47 E. 86.86' to the line
of Hott's Feed Mill and Farms, Inc., thence with said
line S. 80 50 52 E. 869.12' to the beginning ,
containing **11.272 acres**, as surveyed by Frank A.
Whitacre, Licensed Land Surveyor, February 19, 1983.

Said real estate is depicted on the 2007 Hampshire County Land Books as
being Tax Map 32, Parcel 26.

And being the same real estate which was conveyed unto Gregory W.
Rinker and Lisa D. Rinker, his wife, by deed of Blair Bowman and Carrie
Bowman, his wife, et als., dated May 25, 1984, recorded in the Office of
the Clerk of the County Commission of Hampshire County, West Virginia in
Deed Book 271 at Page 5.

And further being the same real estate that was the subject of that
certain Civil Action No. 84-C-29 in the Circuit Court of Hampshire
County, West Virginia, styled Blair Bowman, et als, Plaintiffs, vs.
Hannah E. Cupp, et als, Defendants, and the Order of the Circuit Court
of Hampshire County, West Virginia dated the 16th day of May, 1984, which

Order is of record in the aforesaid Clerk's Office in Deed Book 270 at Page 708, and is incorporated herein, by reference.

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

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Hector G. Baeza, Jr., predecease Robin M. Baeza, his wife, then the entire full, fee simple title in and to said real estate shall vest solely in Robin M. Baeza; and should Robin M. Baeza predecease Hector G. Baeza, Jr., her husband, then the entire full, fee simple title in and to said real estate shall vest solely in Hector G. Baeza, Jr.

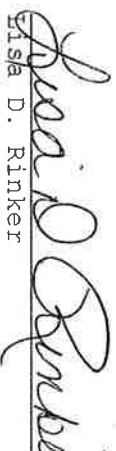
Although the real estate taxes may be prorated between the parties as of the day of closing, the grantees agree to assume and be solely responsible for the real estate taxes on the subject real estate beginning with the calendar year 2008, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \$190,000.00. The grantors further affirm that they are residents of the State of West Virginia, and are therefore exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code § 11-21-71b(d) (1) (A).

WITNESS the following signatures and seals:

 (SEAL)
Gregory M. Rinker

 (SEAL)
Lisa D. Rinker

STATE OF WEST VIRGINIA
COUNTY OF HAMPSHIRE, TO WIT:

I, Faith E. Clemenson, a Notary Public in and for the county and state aforesaid, do hereby certify that Gregory W. Rinker and Lisa D. Rinker, his wife, whose names are signed and affixed to the foregoing deed dated the 8th day of July, 2008, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 8th day of July, 2008.



Faith E. Clemenson
Notary Public

This instrument was prepared by
Julie A. Frazer, Attorney at Law,
56 East Main Street, Romney, West Virginia.

Z:\Faith\WP\Deeds\B\Baeza from Rinker 11 272 ac 2008 809 wpd

SHARON H LINK

HAMPSHIRE County 01:54:31 PM
Instrument No 108595
Date Recorded 07/14/2008
Document Type DEED
Book-Page 475-545
Recording Fee \$11.00
Transfer Tax \$836.00
HB4331 Tax \$418.00
Additional \$25.00

CARL, KEATON
: FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office July 10 1:54pm
The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office
and admitted to record.

Teste Sharon H. Link Clerk.