

*dated
William Brown
105 Mason St
West Virginia*

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THIS DEED, made and entered into on this the 16th day of December, 1987, by and between B. K. Haynes Corporation, a Virginia Corporation, qualified to do business in the State of West Virginia, grantor and party of the first part, and William Brown and Kathryn J. Brown, his wife grantees and parties of the second part, as joint tenants with rights of survivorship and not as tenants in common.

WITNESSETH: That for and in the consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt thereof being expressly acknowledged, and for other good and valuable consideration not expressly set forth herein but the receipt of all of same being expressly hereby acknowledged, the grantor and party of the first part does now grant, sell and convey with covenants of general warranty unto the grantees and parties of the second part as joint tenants with rights of survivorship and not as tenants in common, the following described parcel of real estate: All that certain tract or parcel of real estate situate in Romney District and/or Mill Creek District of Hampshire County, West Virginia, known as LOT NUMBER 31, of the High Mountain Orchards Subdivision, containing 2.150 acres, more or less, as shown on the subdivision plat which bears date October 30, 1987, and which was prepared by Charles Stultz & Associates, Inc., and which was admitted to the records at the Hampshire County Clerk's Office at Romney, West Virginia, on November 6, 1987, in Plat Book 5, page numbers 12-14, to which reference is made for a full and complete description of said real estate.

This real estate is a small portion of various larger tracts of real estate that were conveyed unto B. K. Haynes Corporation by deed from Skyview Orchard, Inc., and Ewers Orchard, Inc., said deed bearing date October 3, 1987, and recorded in the Hampshire County Clerk's Office at Romney, West Virginia, on October 19, 1987, in Deed Book No. 296, page

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The real estate herein conveyed is a small part of the High Mountain Orchards Subdivision, and as such the use and enjoyment of the real estate is governed by the declaration of protective covenants, conditions and restrictions which bears date November 6, 1987, and which have been admitted to the records at the Hampshire County Clerk's Office at Romney, West Virginia, of even date with the subdivision plat, and same is of record in Deed Book No. 296, page 589, and reference is made thereto for any and all pertinent purposes. It is expressly understood and agreed that the grantees and parties of the second part in accepting title to the within conveyed real estate shall become and are members of the High Mountain Orchards Property Owners Association and that the grantees and parties of the second part are entitled to all the rights and duties that flow from membership in said association. The declaration of protective covenants, conditions and restrictions is hereby incorporated by reference into this deed of conveyance, and it is expressly agreed that the declaration of protective covenants, conditions and restrictions shall be included in and referred to and made a part of any future conveyances of this lot by grantees to any future or subsequent grantees.

Real estate taxes for tax year 1987 have been paid by grantor and the grantor has collected the sum of \$5.00 from each grantee for each lot purchased in the High Mountain Orchards Subdivision, and the grantor agrees to pay the 1988 real estate taxes due or to become due from the sale of this real estate,

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, grantor certifies that the total value of the property being conveyed by this instrument is \$ 6,950.00

Witness the following signature and seal.

B. K. HAYNES CORPORATION

By:

B. K. Haynes
Its President

