

parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, and by these presents has granted, bargained, sold and conveyed unto the Grantees, in fee simple, with covenants of general warranty, and against all liens and encumbrances, that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in Bloomery District, Hampshire County, West Virginia, more particularly described as follows:

Lot No. 155, of Phase 6, The Crossings at the Great Cacapon, containing 3.607 acres, as more fully shown on that certain plat prepared by Davy & Lovett Enterprises, Inc., dated the 23rd day of July, 1991, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 6 at page 101, et seq.

AND BEING part of the same real estate which was conveyed to Patten Corporation, Mid-Atlantic, a Delaware corporation, by deed dated April 6, 1990, from Wycombe Corporation, a Delaware corporation, and recorded in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 317, at page 641.

THIS CONVEYANCE IS MADE SUBJECT to those covenants, restrictions and assessments more particularly set forth in that Declaration of Reservations and Restrictive Covenants dated April 6, 1990, of record in the aforesaid Clerk's office in Deed Book 317, at page 657. This conveyance is further subject to that Supplementary Declaration of Reservations and Restrictive Covenants dated July 5, 1990, and recorded in the aforesaid Clerk's office in Deed Book 321 at page 91. This conveyance is further subject to that Declaration of The Crossings at the Great Cacapon dated July 5, 1990,

facilities within said subdivision, in addition to the rights of any other persons allowed the use of said roads and other common facilities as conveyed, permitted or assigned by Grantor by recorded instrument only and pursuant to the terms of the restrictive covenants aforesaid.

The aforesaid general warranty does not apply to that portion of the aforescribed property lying below the mean high water mark of the Great Cacapon River, if any, or to that portion of the property within the bounds of any roads or highways.

It is the intention of this conveyance to vest title to said property in the Grantees jointly and equally, and to the survivor of either of them so that upon the death of either, the entire interest in said property will immediately vest in the survivor.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantor hereby declares that the total consideration for the property transferred by the document to which this declaration is appended is \$ 17,990.00.

WITNESS the following signatures and seal of Patten Corporation Mid-Atlantic, a Delaware corporation, by David D. Myers, its Vice President, which was duly authorized by its Board of Directors.

PATTEN CORPORATION MID-ATLANTIC, a
Delaware corporation

By: David D. Myers
David D. Myers
Its Vice President



(CORPORATE SEAL)



THIS DEED PREPARED BY: Richard A. Pill, Esq., ASKIN, PILL, SCALES
& BURKE, L.C., P.O. Box 1938, 1444 Edwin Miller Boulevard,
Martinsburg, West Virginia 25401

AFTER RECORDING, PLEASE RETURN TO SAME
File # 20444

CROSSINGS/

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 27th day of January 1993 at 12:30 P.
this Deed was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Feller Clerk
County Commission, Hampshire County, W. Va.

CASTO & MARRIS INC., SPENCER, W. VA. RE-ORDER NO 97950-92