

7818 Candlewood Dr. 4-13-93
Alexandria, Va

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53497

NORMAN D. RECKART, INC.,
A WV CORPORATION

THIS DEED, Made and entered into this
____/____ day of April, 1993 by and
between Norman D. Reckart, Inc., a WV
Corporation, Grantor and Party of the
First Part, and

TO: DEED

RONALD A. WADE
AND
PAULINE D. WADE,
husband and wife

RONALD A. WADE AND PAULINE D. WADE,
husband and wife, of 7818 Candlewood
Drive, Alexandria, Virginia 22306, AS
JOINT TENANTS WITH RIGHTS OF SURVIVOR-
SHIP AND NOT AS TENANTS IN COMMON, Grantees and 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, the receipt of all of
which is hereby acknowledged, the said Grantor and Party of the
First Part does hereby grant and convey with COVENANTS OF GENERAL
WARRANTY OF TITLE and to be free and clear of all liens and
encumbrances unto RONALD A. WADE AND PAULINE D. WADE, husband and
wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS
TENANTS IN COMMON, Grantees and Parties of the Second Part, the
following described tract or parcel of real estate:

All those certain tracts or parcels of real estate known
and designated as LOT NOS. TWENTY ONE (21) AND TWENTY TWO (22),
of "COMMUNITY KNOLLS SUBDIVISION", situate in ROMNEY DISTRICT,
HAMPSHIRE COUNTY, WEST VIRGINIA, together with any and all
rights, rights of way, roads, easements, minerals, oil and gas
and appurtenances thereunto belonging or in anywise appertaining,

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containing 12.296 Acres, more or less, and 8.327 Acres, more or less, respectively, as shown on that certain Plat entitled "Community Knolls Subdivision" prepared by Stultz & Associates, Inc., Licensed Land Surveyor, which Plat is of record in the Office of the Clerk of the County Commission of HAMPSHIRE COUNTY, WEST VIRGINIA in Map Book No. 6, and is said to have the same force and effect as though the same were textually and graphically incorporated herein.

Being a portion of the real estate conveyed unto Norman D. Reckart, Inc., a WV Corporation, by Deed of Royce B. Saville, Trustee, dated the 20th day of April, 1991 and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 331, at Page 507.

This conveyance is made expressly subject to any easements, conditions, restrictions, reservations and rights of way 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 matters shown on all of the aforesaid Plats and Surveys.

The land and the Subdivision thereof is conveyed subject to the restrictive provisions of record in the aforesaid Clerk's Office as "Community Knolls Subdivision Declarations of Plat and Declaration of Protective Covenants, Conditions and Restrictions", in Deed Book 321, at Page 422, and also subject to those certain A mended Declaration of Protective Covenants,

Conditions and Restrictions of record in the aforesaid Clerk's Office in Deed Book 333, at Page 702, which said restrictive provisions shall run with the land, and any transferee, as a condition of acceptance of a deed to a lot, covenants and agrees to conform and abide by all of said restrictions and to join in the Community Knolls Property Owners Association. The Grantees join in the execution of this deed, and do thereby acknowledge and accept the privileges and obligations associated with membership in this property owners association as set forth in the aforesaid Community Knolls Dedication of Plat and Declaration of Protective Covenants, Conditions and Restrictions, and do agree for themselves, their heirs and assigns, to perform and carry out all duties and obligations arising out of the membership in said association.

The 1993 real estate taxes are to be pro-rated between the Grantor and Grantee as of the date of settlement and closing, with the Grantee assuming and paying all subsequent taxes assessed and levied upon the real estate herein conveyed, even though the same may be assessed and levied in the name of the Grantor.

The real estate herein described is conveyed unto the Grantees herein AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all rights, rights of way, roads, easements, oil and gas, minerals, and appurtenances thereunto belonging or in anywise appertaining unto RONALD A. WADE AND PAULINE D. WADE, husband and wife, AS JOINT TENANTS WITH RIGHTS

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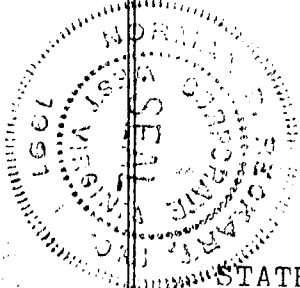
OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, in fee simple, forever.

WITNESS the following signature and seal, this 1 day of April, 1993.



NORMAN D. RECKART, INC., A WV CORP

BY: Norman Reckart (SEAL)
ITS: Reckart



STATE OF WEST VIRGINIA

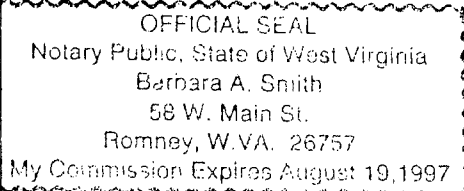
COUNTY OF HAMPSHIRE, TO WIT:

I, Barbara A. Smith, a Notary Public

in and for the aforesaid County and State do hereby certify that NORMAN D. RECKART, as President, of NORMAN D. RECKART, INC., A WV CORPORATION, has this day acknowledged the aforesaid writing before me in my County and State on behalf of said corporation.

Given under my hand this 1st day of April, 1993.

My commission expires: August 19, 1997.



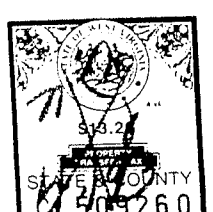
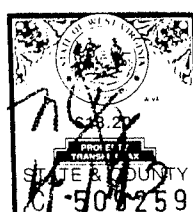
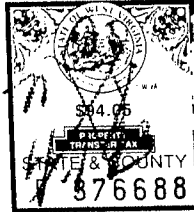
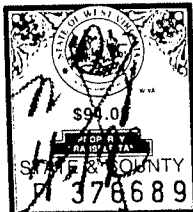
Barbara A. Smith
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare that the total consideration for the property conveyed by the document to which this declaration is appended is \$ 100,000.00.

Ronald A. Wade
GRANTOR-GRANTEE

YCE B. SAVILLE, L.C.
ATTORNEY AT LAW
ROMNEY, W. VA. 2



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THIS INSTRUMENT WAS PREPARED BY ROYCE B. SAVILLE
ATTORNEY AT LAW OF ROYCE B. SAVILLE, L. C.
95 WEST MAIN STREET P.O. DRAWER 2000
ROMNEY, WEST VIRGINIA
26757-2000

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

Be it remembered that on the 1st day of April, 1993, at 1:58 P M.,
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. shl

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

ROYCE B. SAVILLE, L.C.
ATTORNEY AT LAW
ROMNEY, W. VA. 26757