

**DEED**

**COPY**

THIS DEED, dated this 30<sup>th</sup> day of May, 2002, by and between AUSTIN D. BROWN and LOUISE J. BROWN, husband and wife, GRANTORS, and CHRISTOPHER O. WOLFORD and TABITHA WOLFORD, husband and wife, GRANTEES.

WITNESSETH: That for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), cash in hand paid by the GRANTEES, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said GRANTORS do hereby grant and convey unto said GRANTEES, as joint tenants with rights of survivorship, in fee simple, with covenants of general warranty, all those three (3) certain lots or parcels of real estate, together with any improvements thereon, being more particularly described according to metes and bounds as follows:

LOT NO. EIGHT:

“BEGINNING at No. 1 on that certain plat attached to that certain deed dated July 21, 1989, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 311, at page 273, a metal survey stake set in the north bounds of State Route No. 29 and 30’ from the centerline, corner to Tract No. 7; thence, with a line of the last named tract reversed, N. 22 00 W. 1440 feet to No. 2 a metal survey stake corner to Tract No. 7 and in the original line; thence, with the original line S. 63 45 E. 299 feet to No. 3 a metal survey stake in a drain; thence, cutting across the original tract, S. 22 00 E. 1220 feet to No. 4 a metal survey stake in the north bounds of State Route No. 29, thence with the north bounds of the same, S. 59 15 W. 100 feet to No. 5; thence, S. 75 15 W. 100 feet to the beginning, containing 6.1 acres, more or less.”

LOT NO. NINE:

“BEGINNING at No. 1 a metal survey stake in the north bounds of State Route No. 29 and 30’ from the centerline, corner to Tract No. 8; thence, with a line of the last named tract reversed, N. 22 00 W. 1220 feet to No. 2 a metal survey stake in a drain corner to Tract No. 8; thence, with the original line, S. 63 45 E. 352.75 feet to No. 3 a metal survey stake; thence, cutting across the original Tract, S. 19 00 E. 902.5 feet to No. 4 a metal survey stake in the north bounds of the same, S. 49 45 W. 123.5 feet to No. 5; thence S. 52 30 W. 76.5 feet to the beginning, containing 5.0 acres.”

AND BEING the same real estate as was conveyed to Austin D. Brown and Louise J. Brown, husband and wife, under deed from Carl Haines and Vicki Haines, husband and wife, dated July 21, 1989, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 311, at page 273.

The Grantors do grant unto the Grantees an entranceway for Tract No. 9 from State Route No. 29. However, this entranceway from the highway is also to be shared with the owner of the adjoining tract, being Tract No. Ten (10). In other words, Tract Nos. 9 and 10 will share a common entranceway. Also, Tract No. 8 herein conveyed will share a common entrance to the highway from Tract No. 5 and will have a right of way over Tracts No. 5 from said entrance, 6 and 7, which right of way shall be adjacent to State Route No. 29 and shall be used as a right of way as a means of ingress and egress to Tract No. 8. However, this same right of way will be used by the owners of Tract Nos. 4, 5, 6 and 7.

LOT NO. 10:

“Beginning at No. 1 on the plat attached to that certain deed dated August 16, 1991, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 328, at page 408, a metal survey stake in the north bounds of State Route #29 and 30’ from the centerline, corner to Tract No. 9; thence with a line of the last named tract reversed; N. 19 00 W. 902.5 feet to No. 2 a metal survey stake, corner to Tract No. 9, and in the original line; thence, S. 63 45 E. 465 feet to No. 3 a metal survey stake on the north side of a private road and original corner to Bittinger and Haines; thence with the original line and that of Haines, S. 4 00 E. 525’ to No. 4 a metal survey stake on a steep bank in the bounds of State Route No.29, this point being 40’ from the centerline of the highway because of a deep cut; thence S. 58 45 W. 112 feet to No. 5 a State Highway marker and 40 feet from the centerline of the highway; thence, S. 40 00 E. 10 feet to No. 6, another Highway marker 30’ from the centerline of the Highway; thence, S. 49 45 W. 88 feet to the beginning, containing 4.4 acres.”

AND BEING the same real estate as was conveyed to Austin D. Brown and Louise J. Brown, husband and wife, under deed from John W. Henderson and Wilma Carol Henderson, husband and wife, dated August 16, 1991, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 328, at page 408.

The entrance of roadway leading from Route #29 is partly upon Tract No. 10 herein conveyed and partly upon Tract No. 9, and the Grantees herein must share the common entrance or right of way with the owner of the adjoining Tract No. 9 so that both lots will have convenient means of ingress and egress to and from said highway, but neither party shall have the right to lock or block said driveway.

This conveyance is made expressly subject to any easements, conditions, restrictions 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 any and all plats and surveys.

Real estate taxes shall be prorated between the parties as of the date of closing, and Grantees shall be solely responsible for the 2002 real estate taxes, even though same may be assessed in the name of the Grantors.

TO HAVE AND TO HOLD the aforesaid real estate, unto the said CHRISTOPHER O. WOLFORD and TABITHA WOLFORD, husband and wife, jointly, with survivorship upon the death of either unto the survivor of the two of them, in fee simple, forever.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned GRANTORS hereby declare that the total consideration for the property transferred by the document to which this declaration is appended is \$48,000.00.

WITNESS the following signatures and seals:

AUSTIN D. BROWN

LOUISE J. BROWN

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of May 2002, by Austin D. Brown and Louise J. Brown, husband and wife.

NOTARY PUBLIC

My Commission Expires:

*This instrument was prepared by Donald P. Cookman of RILEY & COOKMAN, PLLC, Attorneys At Law, 78 E. Main Street, P.O. Box 1723, Romney, West Virginia 26757.*

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