

THIS DEED, made this 29 day of November, 2013, by and between
REBECCA M. KONA, widow, party of the first part, and hereinafter sometimes referred to as
Grantor and WVU FOUNDATION, INC., party of the second part, and hereinafter sometimes
referred to as Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars
(\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and
valuable consideration, the said party of the first part does, by these presents, grant and convey
unto the said party of the second part, and 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, together
with any and all improvements situate thereon, lying and being situate northwest of Levels, in
Springfield District of Hampshire County, West Virginia, being known and designated as **Lot
No. 12 of French's Neck West Subdivision, containing 10.31 acres**, more or less, according
to that certain plat of survey of said subdivision which is of record in the Office of the Clerk of
the County Commission of Hampshire County, West Virginia, in Map Book No. 5, at page 126,
and. being more particularly described as follows:

BEGINNING at a point in the South Branch of the Potomac River,
corner of a 2.10 acre tract formerly a part of Lot 12 of French's
Neck-West Subdivision, thence, with 2.10 acre tract, S. 64 deg. 18'
10" W. 882.44' to a point in center of Lazy River Road witnessed
by a rebar set at 20', thence, with right of way of Lazy River Road,
N. 49 deg. 43' 12" W., 171.45' to a point in center of Lazy River
Road witnessed by a rebar set at 20', corner of Lot 11, thence
leaving Lazy River Road and with Lot 11, N. 22 deg. 58' 04" E.
897.37, to a point in the South Branch of the Potomac River
witnessed by a rebar set at 28.98', thence, with the South Branch of
the Potomac River, S. 66 deg. 55' 31" E., 224.59' to a point, thence
S. 63 deg. 21' 17" E. 63.51' to a concrete marker, thence. S. 40 deg.

43' 40" E. 216.68' to a point, thence, S. 31 deg. 59' 52" E., 322.77' to the BEGINNING and containing **10.31 acres**, more or less, as more fully shown on Plat of Survey for Part of Lot 12, French's Neck-West Subdivision prepared by Vanscoy Engineering and Surveying, David G. Vanscoy, P.E. No. 6649, dated August 25, 1994, which said plat is of record in the Office of the Clerk of the County Commission 355, at page 172.

And being the same real estate which was conveyed unto Charles Kona and Rebecca M. Kona, husband and wife, as joint tenants with full rights of survivorship, by deed dated the 23rd day of June, 2006, and which deed is of record in said Clerk's Office in Deed Book No. 456, at page 417. Charles Kona died a resident of Cape May, New Jersey, on the 1st day of May, 2013, pursuant to the joint tenancy provisions of the deed, title vested solely in Rebecca M. Kona, his wife.

The parcels of real estate conveyed herein are taken subject to the following provisions, which are contained in the various deeds to the above described lots:

The real estate herein conveyed is subject to the Declaration of Protective Covenants, Conditions and Restrictions, which covenants are covenants running with the land, a copy of which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 312, at page 524. By acceptance of this deed of conveyance the Grantee agree that they will abide by said covenants and, further, that they will comply with any and all state, county or local ordinances or regulations pertaining to the use of the real estate herein conveyed. In particular, due to the fact that all or a part of the subject real estate is located within the 100 year flood plain, the Grantee shall comply with all county regulations concerning construction of improvements upon the real estate.

The real estate is further conveyed subject to the restriction that no mobile homes shall be placed on any real estate conveyed herein, which restriction shall be deemed a covenant running with the land.

The Grantee is further granted the right to the use of all roads, rights of way and common areas as shown upon the plat of French's Neck West Subdivision which is of record in the aforesaid Clerk's Office in Map Book No. 5, at page 126, said use to be in common with the use of the same by a prior grantor, its successors and assigns, and all other lot owners within French's Neck West.

The Grantor does further grant unto the Grantee, their heirs and assigns, the right to use that certain right of way passing over and across real estate of William E. Rogers, Jr., and Susan L. Rogers as a means of ingress and egress to and from French's Neck West and West Virginia County Route 1/1, a metes and bounds description and plat of said right of way as prepared by David Vansoy, Professional Engineer, being attached to the hereinafter mentioned Right of Way Agreement.

The use of said right of way by the Grantee shall be in common with the use thereof by prior grantors, their successors and assigns, the said William E. Rogers, Jr., et ux, their heirs and assigns, and all other lot owners in French's Neck West. The South Branch Valley Improvement Corporation, Inc., a WV Corporation, has further reserved unto itself, its successors and assigns, the right to use said right of way for all lawful purposes. The description of said right of way and the rights, obligations, and duties of all parties to said rights of way are more fully set forth in that certain Right of Way Agreement by and between William E. Rogers, Jr., and Susan L. Rogers and Neat Retreats, Inc., a WV Corporation, dated August 20, 1989, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 312, at page 704. Said Right of Way Agreement and the attachments thereto are expressly incorporated herein by reference and expressly made a part hereof as if set forth verbatim herein.

All or a portion of the real estate conveyed herein lies within an officially designated flood zone. The legal ramifications of this are significant and use of this land may be limited. Details may be obtained from the Hampshire County Planning Commission.

Additionally, a copy of Hampshire County Ordinance No. 1, dated August 25, 1987, relating to the utilization of the land within flood prone areas is available in the Office of the Clerk of the County Commission of Hampshire County, West Virginia. A copy of the flood hazard boundary map pertaining to the area of the subject real estate is recorded in Deed Book No. 318, at page 67. Additionally, reference is hereby made to the plat of French's Neck West, which is of record in the aforesaid Clerk's Office in Map Book No. 5, at page 126, for a determination of the approximate location of the 100 year flood plain as the same may affect the real estate herein conveyed.

This conveyance is further subject to all out conveyances, restrictions, rights of way or easements which may affect the same and which are of record in the aforesaid Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, 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.

This conveyance is made subject to all exceptions, reservations, restrictions, easements, rights of way, and other servitudes, if any, made, created or retained in prior instruments of record pertaining to the property herein conveyed.

DECLARATION OF CONSIDERATION: The Grantor hereby declares that the transfer involved in the foregoing document is not subject to State Excise Tax for the reason that the same is a transfer of real property to a non-profit charitable agency and certifies that it is an entity duly formed, organized and existing under the laws of the State of West Virginia. Grantor further certifies that she is not a resident of the State of West Virginia.

WITNESS the following signature and seal:

Rebecca M. Kona
REBECCA M. KONA

STATE OF New Jersey
COUNTY OF Sage May, TO-WIT:

I, Charlotte Wigglesworth a Notary Public, in and for the county and state aforesaid, do hereby certify that Rebecca M. Kona, whose name is signed and affixed to the foregoing deed dated the 29th day of November, 2013, has this day acknowledged the same before me in my said county and state.

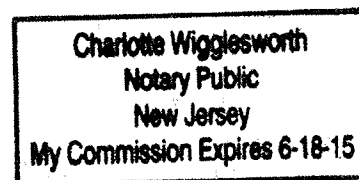
Given under my hand and Notarial Seal this 2nd day of December, 2013. Ruk

My commission expires: _____.

Charlotte Wigglesworth
Notary Public

This instrument prepared by:

Marcia Allen Broughton, Esquire
JACKSON KELLY PLLC
Post Office Box 150
Clarksburg, WV 26302-0150



2nd Dec 2013

This instrument was prepared without examination of title or report. No opinion, expressed or implied, is given as to the marketability or condition of the title of the subject property, the quantity of lands included therein, the location of the boundaries thereof, the existence of liens, unpaid taxes and encumbrances, to ownership of minerals and/or mineral rights and privileges, or any other matter pertaining to said title.