

acres, more or less, as shown on that certain plat of survey entitled Lot B, Rivermont View, prepared by Edens Surveys, dated June 13, 2006 and recorded in the Office of the Clerk of the County Commission of <sup>4480725</sup> Berkeley County, West Virginia, in Deed Book 292, at Page 484.

AND BEING a part of the same real estate conveyed to the Grantors herein by a deed dated January 25, 2006, from Frances W. Miller and Dale Vance, recorded in the aforesaid Clerk's Office in Deed Book 290, at Page 465.

THIS CONVEYANCE IS MADE SUBJECT TO AND TOGETHER WITH all those rights, reservations, restrictions, covenants, agreements, and easements of record, including but not limited to, those found in the aforesaid Clerk's Office in Deed Book 292, at Page 486.

