



PARCEL INFORMATION TABLE

Selected Parcel**10-016-151****Acres****FERGUSON RICHARD B & PAMELA J**

Borrower DENNIS E & LINDA K WEAVER

Property Address 1302 POLAND HOLLOW RD

City ROMNEY

County

HAMPSHIRE

State WV

Zip Code

26757

Lender/Client SUSQUEHANNA MORTGAGE CORPORATION

Address 71 BALIMTORE STREET, CUMBERLAND MD 21501

Mailed 1-27-04
 m/m Richard B. Ferguson
 381 Clarissa Dr.
 Summersville, W.V. 26651

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62526

STEVEN A. WEBB
 and
 PAMELA A. WEBB,
 his wife

TO: DEED

RICHARD B. FERGUSON
 and
 PAMELA J. FERGUSON,
 his wife

THIS DEED, Made this 5th day of
 January, 2004, by and between Steven
 A. Webb and Pamela A. Webb, his wife,
 grantors, parties of the first part,
 and Richard B. Ferguson and Pamela J.
 Ferguson, his wife, grantees, parties
 of the second part,

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 deemed valid at law, the said
 parties of the first part do, by these presents, grant and convey unto
 the said parties of the second part, as joint tenants with full rights
 of survivorship as hereinafter enumerated, and with covenants of General
 Warranty of Title, and to be free of all liens and encumbrances, all that
 certain lot or parcel of real estate, together with any and all
 improvements thereon, all rights, rights of way, easements, waters,
 minerals, oil and gas and appurtenances thereunto belonging, containing
 30.039 acres, more or less, situate in Springfield District, Hampshire
 County, West Virginia, being known and designated as New Lot No. Four (4)
 of Fauber Forest Subdivision, as shown upon the map or plat as prepared
 by Rickie C. Davy, Land Surveyor, dated December 29, 2003, a copy of
 which said plat is attached hereto and made a part hereof for all
 pertinent and proper reasons, including for a more particular description
 of the real estate conveyed herein.

And being a portion of the same real estate which was conveyed unto
 the grantors herein by deed of Michael A. Corbin and Stephanie Corbin,
 his wife; and Lois Hockensmith, dated December 17, 2002, which said deed
 is recorded in the Office of the Clerk of the County Commission of
 Hampshire County, West Virginia, in Deed Book No. 420, at page 107.

The real estate herein conveyed is subject to the following
 protective covenants, which covenants and restrictions shall be binding
 upon the Grantees, their heirs or assigns, and shall be considered
 covenants running with this land:

1. Lots 5, 6, and 7 shall be responsible for the maintenance of the
 road that they share.

ARL. KEATON
 FRAZER, PLLC
 ATTORNEYS AT LAW
 1 E. MAIN STREET
 ROMNEY, WV 26757

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2. All lot owners shall be responsible for any maintenance of the common road running from the entrance through Fauber Forest. The developers will be responsible for any such maintenance until four lots are sold.

The real estate conveyed herein is taken subject to that certain right of way for West Virginia Secondary Route 28/2 (Poland Hollow Road), as shown on said plat.

This conveyance is made expressly subject to any rights, rights of way, easements, conditions, restrictions, reservations, and rights of way, unrecorded, and contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed.

The portion of real estate shown on the attached plat as being "Part of Original Lot 3 - 10.037 acres" shall be merged into one property with the adjoining original Lot No. 4, containing 20.001 acres, which is recorded in Deed Book No. 420, at page 107, for the exclusive purpose of increasing the area of said parcel, to create the 30.038 acre parcel conveyed herein. The merged properties shall not be used or sold individually unless the prevailing county laws are complied with.

The portion of real estate shown on the attached plat as being "Part of Original Lot 3 - 9.964 acres" shall be merged into one property with the adjoining original Lot No. 2, containing 20.001 acres, which is recorded in Deed Book No. 420, at page 107, for the exclusive purpose of increasing the area of said parcel, to create a 29.965 acre parcel, being retained by the grantors herein. The merged properties shall not be used or sold individually unless the prevailing county laws are complied with.

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, if Richard B. Ferguson should predecease his wife, Pamela J. Ferguson, then the entire fee simple title in and to said real estate shall vest solely in Pamela J. Ferguson; and should Pamela J. Ferguson predecease her husband, Richard B. Ferguson, then the entire fee simple title in and to said real estate shall vest solely in Richard B. Ferguson.

CARL KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
50 E. MAIN STREET
ROMNEY, WV 26757

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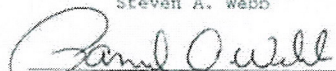
Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2003, although same may still be assessed in the names of the grantors.

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

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \$ 90,114.00.

WITNESS the following signatures and seals:

 (SEAL)
Steven A. Webb

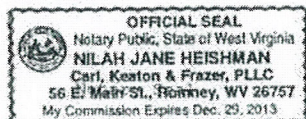
 (SEAL)
Pamela A. Webb

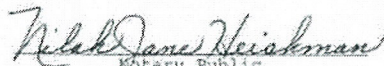
STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Nilah Jane Heishman, a Notary Public, in and for the county and state aforesaid, do hereby certify that Steven A. Webb and Pamela A. Webb, his wife, whose names are signed and affixed to the foregoing deed dated the 5th day of January, 2004, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 9th day of January, 2004.




Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, 56 East Main Street, Romney, WV.
WJDdeeds/1-5-04
WCK/FaucherForest New 4

CARL KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

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