

covenants, which shall run with the real estate:

1. No house trailers or single-wide mobile homes shall be erected or placed on said real estate.
2. No commercial activities or enterprises are permitted on said property which would cause excessive noise, odor, or traffic on the property, including but not limited to no poultry houses or swine farms. However, this would not prohibit the raising of livestock and animals for personal use.

The grantees herein acknowledge that The McLaughlin Family Cemetery is depicted on the aforementioned Plat of Survey and the area between the cemetery and road is to be reserved for parking and access to the cemetery by any and all persons having the right to access same.

All or some of this real estate 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. In addition, a copy of Hampshire County Ordinance No. 1 [dated August 25, 1987] is available in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Lorena A. Lipton should predecease her husband, Trevor C. Lipton, then the entire fee simple title in and to said real estate shall vest solely in Trevor C. Lipton; and if Trevor C. Lipton should predecease his wife, Lorena A. Lipton, then the entire fee simple title in and to said real estate shall vest solely in Lorena A. Lipton.

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 2015, although same may still be assessed in the name of the grantor.

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.

I 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 \$124,908.14. The grantor affirms that it is exempt