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64453

mailed: 11-8-04
 m/m Chris D. McKeon
 1261 Clayton Rd.
 Williamstown, N.J. 08094

HOMER L. FELLER
 and
 NANCY J. FELLER,
 his wife

TO: DEED

CHRIS D. MCKEON
 and
 DORIS R. MCKEON,
 his wife

THIS DEED, Made this 21st day of
 October, 2004, by and between Homer
 L. Feller and Nancy J. Feller, his
 wife, grantors, parties of the first
 part, and Chris D. McKeon and Doris
 R. McKeon, 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, all that certain tract or parcel of real estate containing 8.577 acres, more or less, situate in Gore District, Hampshire County, West Virginia, on the southwest side of West Virginia Secondary Route 3/2, approximately 0.3 miles east from the intersection of West Virginia Secondary Route 5 and West Virginia Secondary Route 3/2 near Three Churches, West Virginia, as shown on that certain Description of Survey and Plat of Survey, as prepared by Rickie C. Davy, LLS, WV License No. 535, which said Description of Survey and Plat of Survey are attached hereto and made a part hereof for all pertinent reasons, including a more particular description of the real estate herein conveyed.

And being a portion of the same real estate which was conveyed unto the grantors herein by Deed of Helene D. Kent, et als, dated the 6th day of May, 1974, which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 206, at page 405.

No poultry or swine houses for commercial use shall be placed on this property, and this shall be considered a covenant running with the land conveyed herein.

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Chris D. McKeon predecease his wife, Doris R. McKeon, then the entire full, fee simple title in and to said real estate shall vest solely in Doris R. McKeon; and should Doris R. McKeon predecease her husband, Chris

D. McKeon, then the entire full, fee simple title in and to said real estate shall vest solely in Chris D. McKeon.

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 2005, 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, waters, timbers, minerals and mineral rights, and any 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 \$ 50,000.00.

WITNESS the following signatures and seals:

 (SEAL)
Homer L. Feller

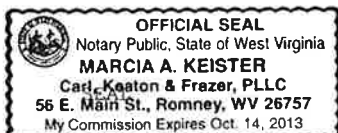
 (SEAL)
Nancy L. Feller

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A. Keister, a Notary Public, in and for the county and state aforesaid, do hereby certify that Homer L. Feller and Nancy L. Feller, his wife, whose names are signed and affixed to the foregoing deed dated the 21st day of October, 2004, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 22nd day of October, 2004.




Notary Public

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

This instrument was prepared by William C. Keaton, Attorney at Law, 56 East Main Street, Romney, West Virginia.
njh/deeds/FellerHomeretalstoMcKeon

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Plat No. D95-028

8.577 Total Acres

DESCRIPTION OF SURVEY

All that tract of land situated in Gore District, Hampshire County, West Virginia, on the southwest side of West Virginia Secondary Route 3/2, approximately 0.3 mile east from the intersection of West Virginia Secondary Route 5 and West Virginia Secondary Route 3/2 near Three Churches, West Virginia and is more particularly described as follows:

BEGINNING at (1), a calculated point in the center of West Virginia Secondary Route 3/2, a common corner to a 127 acre tract of land now owned by Sovran Bank, N.A. Trustee (see Deed Book 332, Page 577); at or near a 150.375 acre tract of land now owned by Homer L. & Nancy C. Feller (see Deed Book 206, Page 405) and at or near to a 44.283 acre tract of land now owned by Kenneth D. & Nancy Pownall (see Deed Book 198, Page 476). Said point being a corner to a 173.53 acre tract of land now owned by Homer L. & Nancy C. Feller (see Deed Book 206, Page 405) of which this tract is a part; thence, leaving said county road and with the original 173.53 acre tract, in part and Sovran Bank's 127 acre tract, in part, for one line,

FIRST COURSE, S 41 Degrees - 07 Minutes - 19 Seconds W, 16.72 feet to (A), a flush 5/8 inch capped iron rod, set, in line and continue same course, 871.36 feet (in all 888.08 feet) to

(2), a fence post west of a fence line, a corner to Lot No. 3 (20.001 acres) of Peachtree Farms (see Plat No. D95-027) now owned by Homer L. & Nancy C. Feller (see Deed Book 206, Page 405 which is a portion of the aforementioned 173.53 acre tract of Feller) from which (C), a 5/8 inch capped iron rod, set, at the base of a corner fence post bears S 41-07'-19" W at 907.11 feet; thence, leaving the original line and with Lot No. 3 of Peachtree Farms for one line,

SECOND COURSE, N 44 Degrees - 31 Minutes - 42 Seconds W, 316.11 feet to

(3), a flush 5/8 inch capped iron rod, set, a corner to Lot No. 3 in a line of Lot No. 1 (20.023 acres) of Peachtree Farms (see Plat No. D95-027); thence, with Lot No. 1 for two lines,

THIRD COURSE, N 62 Degrees - 15 Minutes - 56 Seconds E, 24.67 feet to

(4), a flush 5/8 inch capped iron rod, set; thence,

FOURTH COURSE, N 27 Degrees - 56 Minutes - 23 Seconds E, 934.59 feet to (B), a flush 5/8 inch capped iron rod, set, in line and

Plat No. D95-028

Page Two

8.577 Total Acres

continue same course, 20.00 feet (in all 954.59 feet) to

(5), a calculated point in the center of West Virginia Secondary Route 3/2 and in a line of the aforementioned 44.283 acre tract of Pownall; thence, with the center of said county road and with Pownall and then continuing with a line of a 1.00 acre tract of land now owned by Robert A. Keister (see Deed Book 312, Page 163) and again with Pownall for one line,

FIFTH COURSE, S 39 Degrees - 18 Minutes - 31 Seconds E, 531.39 feet to

THE POINT OF BEGINNING, CONTAINING 8.577 TOTAL ACRES, MORE OR LESS.

As survey now completed on May 3, 1995, by R & S Services, Inc., Rickie C. Davy, L.L.S., Capon Bridge, West Virginia, the adjoining Plat No. D95-028, prepared and intended to be used as a part of this description.

There is approximately 0.18 acres of this tract which lies within the bounds of West Virginia Secondary Route 3/2 (a 30-foot wide R/W).

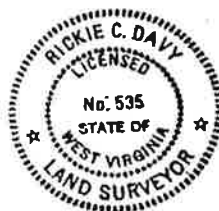
Being a portion of a 173.53 acre tract of land (known as the "Scanlon-Highland Orchards") as was conveyed unto Homer L. Feller and Nancy C. Feller, his wife from Helene D. Kent, Thomas A. Greenland and Maryland National Bank, Executors of the Estate of Otis Beall Kent, The Kentland Foundation, Inc. and Loudoun L. Thompson, Ancillary Administrator by deed dated the 6th day of May, 1974 and is recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 206 at Page 405.

Plat No. D95-028

R & S SERVICES, INC

May 3, 1995

Rickie C. Davy
Rickie C. Davy, L.L.S.
West Virginia License No. 535



Sep. 20 2004 10:04AM PJ

FAX NO.: 1-304-856-3165

FROM: R & S SERVICES, INC.