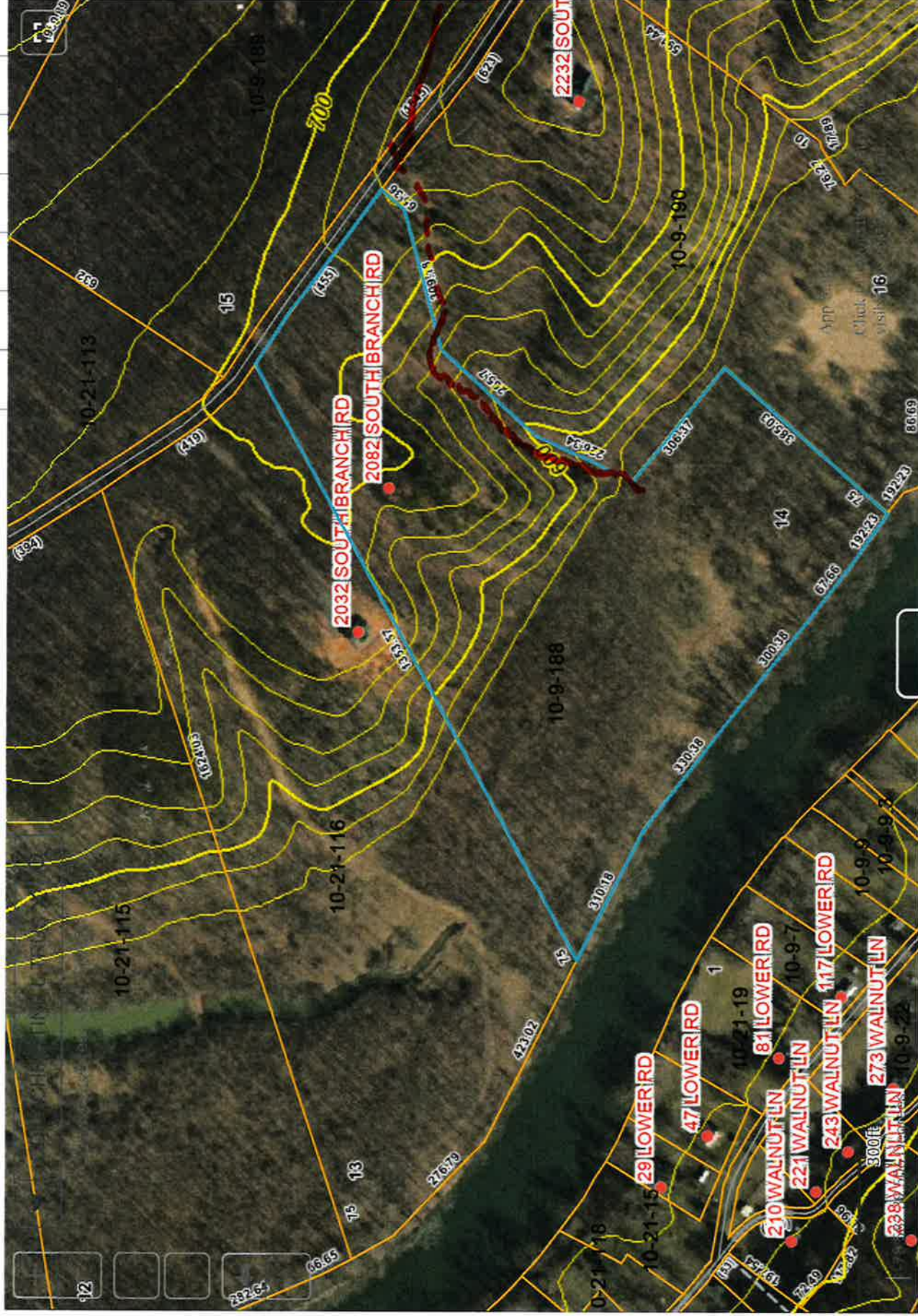
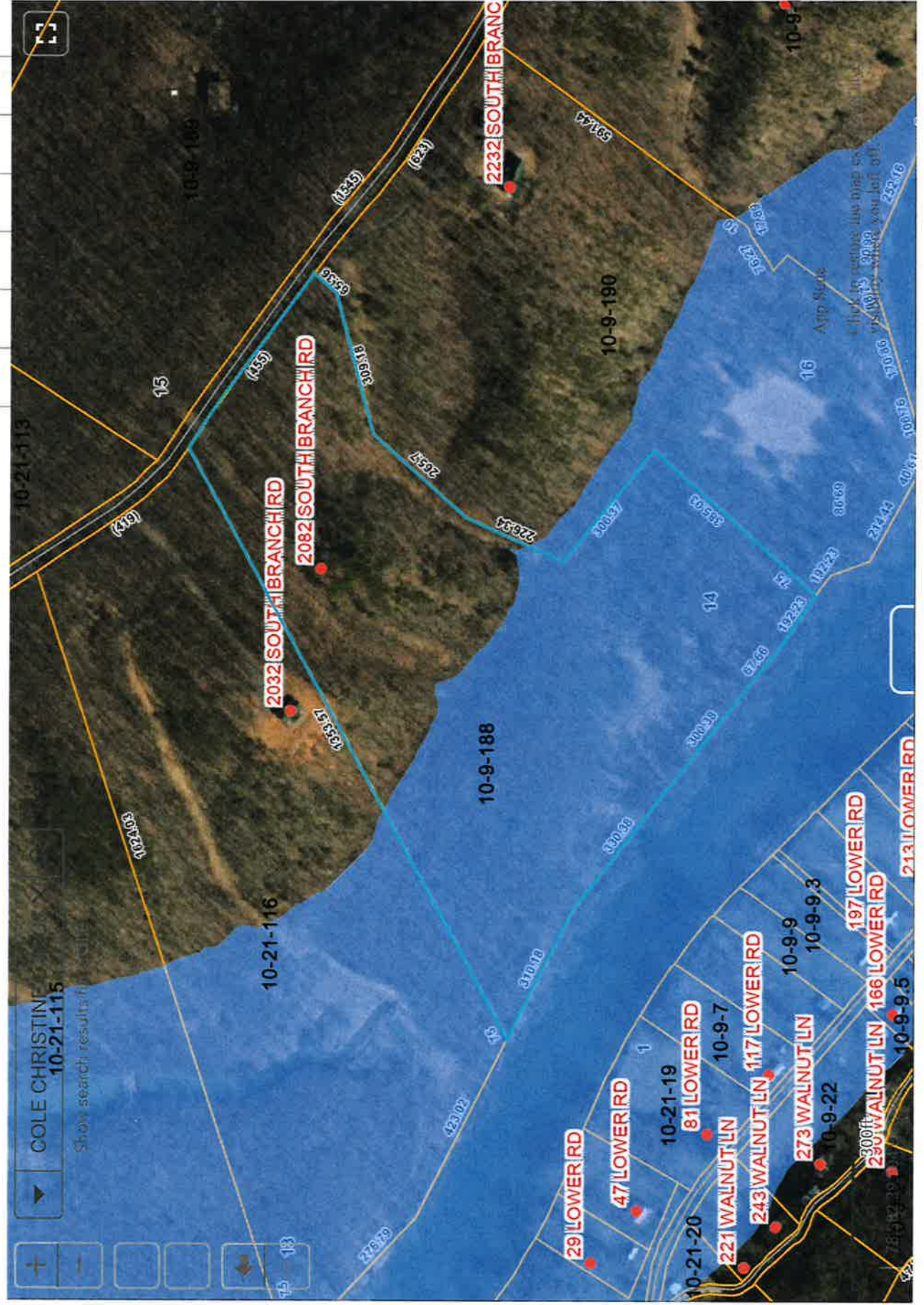
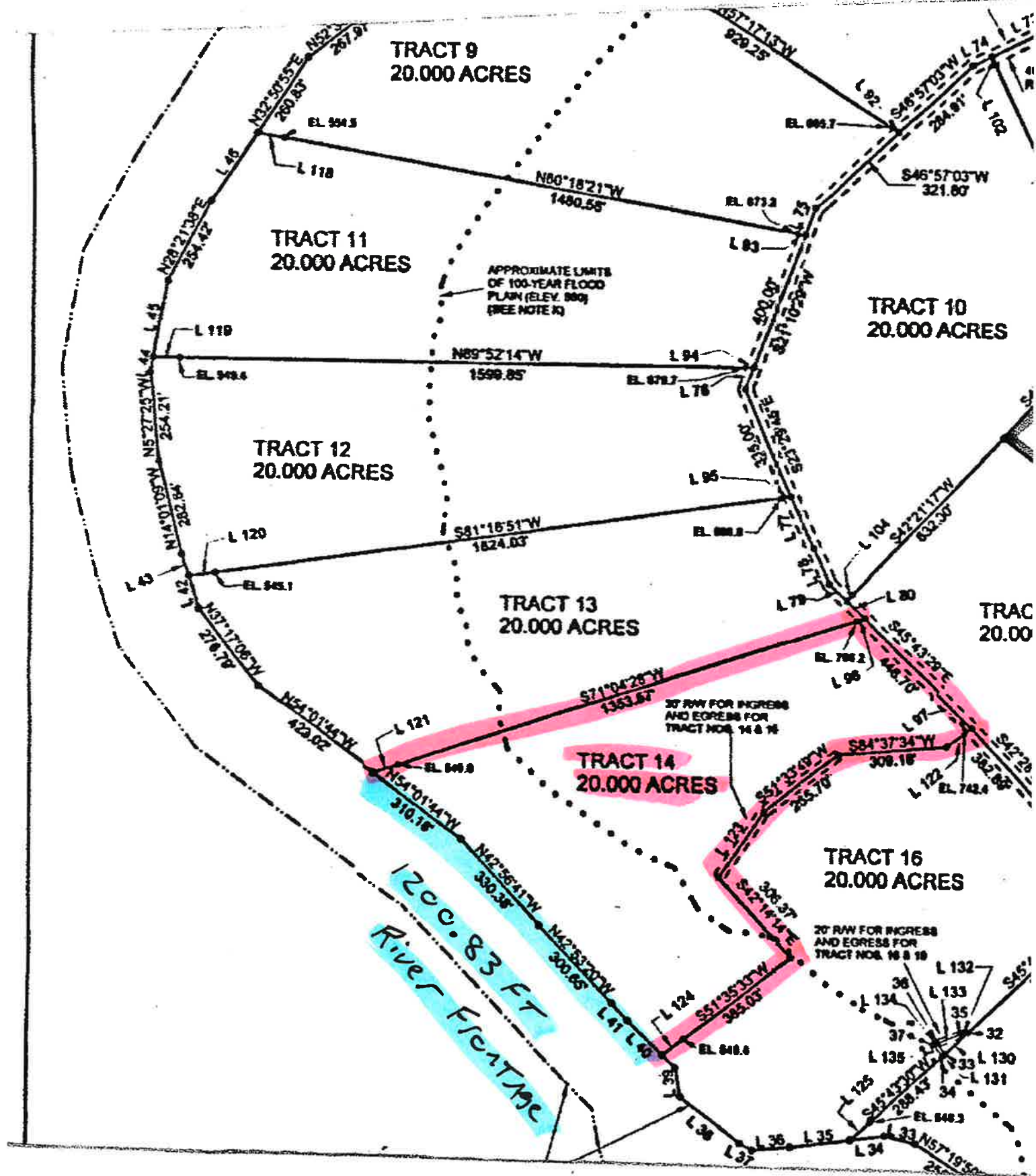


Hampshire Parcel Viewer



Hampshire Parcel Viewer





mailed 8-29-05
Thomas S. Stander
14576 Apple Dr.
Woodbridge, Va. 22193

THOMAS S. STANDER
and
MARY A. DALTON,
his wife

This Easement, made this 24th day of

June, 2005, by and between Thomas S.
Stander and Mary A. Dalton, his wife,
parties of the first part, and Christina
Swingler, party of the second part,

TO: EASEMENT

CHRISTINA SWINGLER

WHEREAS, the parties of the first part herein are the owners of Tract 16 of Potomac Landing Subdivision, containing 20.000 acres, more or less, which was acquired by them by deed of Melbourne Properties, Inc., a West Virginia corporation, dated September 13, 1999, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 395, at page 89; and,

WHEREAS, the party of the second part herein is the owner of Tract 14 of Potomac Landing Subdivision, containing 20.000 acres, more or less, which was acquired by her by deed of Melbourne Properties, Inc., a West Virginia corporation, dated September 13, 1999, and of record in said Clerk's Office in Deed Book No. 395, at page 92; and,

WHEREAS, said parcels of real estate are contiguous, and there is an existing road which meanders across both parcels of real estate which provides access to the South Branch of the Potomac River for the benefit of the owners of Tracts 14 and 16 of Potomac Landing Subdivision, and all of the parties hereto do now desire to grant and convey a perpetual right of way over the existing road which meanders over and across their respective parcels of real estate unto the other party or parties hereto, their heirs, successors, and assigns, for purposes of ingress and egress to and from the South Branch of the Potomac River; and,

NOW, THEREFORE, THIS EASEMENT, TO WIT:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, receipt whereof being hereby acknowledged, the said parties of the first part do, by these presents, grant and convey unto the said party of the second part, her heirs, successors, and assigns, and the said party of the second part does, by these presents, grant and convey unto the said parties of the first part, as joint tenants with full rights of survivorship, their heirs, successors, and assigns, with covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, an easement over and upon the existing road which meanders across Tract 14 and Tract 16 of Potomac Landing Subdivision, situate in Springfield District of Hampshire County, West Virginia, and more particularly described according to that certain "Mortgage Inspection Survey of Tract 16 Potomac Landing Subdivision for Thomas S. Stander & Mary A. Dalton," as prepared by Richard L. Moreland,

POTOMAC LANDING

Professional Surveyor, dated August 13, 2003, and which said plat is attached hereto and made a part hereof for all pertinent and proper reasons, including a more particular description of the easement herein conveyed.

The right of way herein conveyed shall be twenty (20) feet wide, being ten (10) feet on either side of the centerline of the existing road, and shall be over the existing road which meanders over and across Tract 14 and Tract 16 of Potomac Landing Subdivision. The right of way shall not be expanded upon in size or use, without written permission of the owners of both of said parcels of real estate. Further, this right of way shall be used only for purposes of ingress and egress to the South Branch of the Potomac River, and is only for the benefit of the owners of Tract 14 and Tract 16 of Potomac Landing Subdivision.

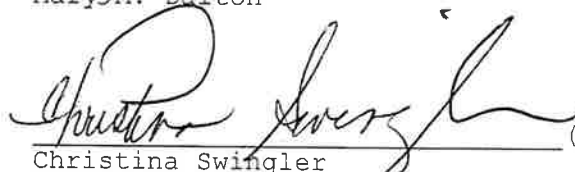
TO HAVE AND TO HOLD the aforesaid right of way unto the grantees, their heirs, successors, and assigns, in fee simple forever.

We hereby certify under penalties as prescribed by law that the actual consideration paid for the right of way conveyed by the foregoing and attached instrument is less than \$100.00.

WITNESS the following signatures and seals:

 (SEAL)
Thomas S. Stander

 (SEAL)
Mary A. Dalton

 (SEAL)
Christina Swingler

STATE OF VA,

COUNTY OF PW, TO WIT:

I, SAMINA KHAN, a Notary Public within and for the county and state aforesaid, do hereby certify that Thomas S. Stander and Mary A. Dalton, his wife, whose names are signed to the foregoing instrument dated the 24th day of June, 2005, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 22 day of July, 2005.


Notary Public

Notary Seal

Bearings on this map are based on a Survey by R. C. Davy recorded in Map Book 9 Page 38

SCALE: 1"= 300'

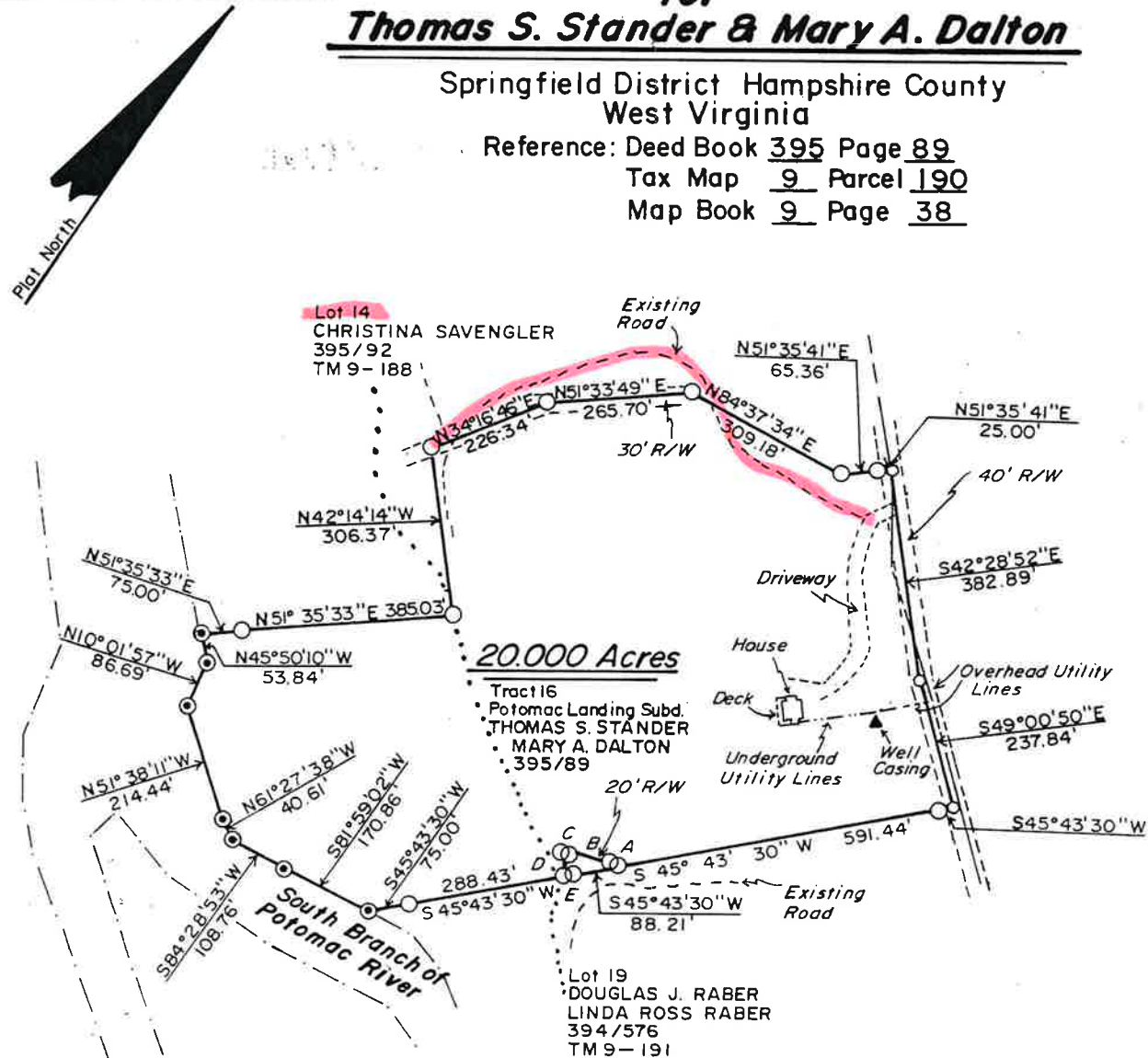
Mortgage Inspection Survey of
Tract 16 Potomac Landing Subdivision
for
Thomas S. Stander & Mary A. Dalton

Springfield District Hampshire County
West Virginia

Reference: Deed Book 395 Page 89

Tax Map 9 Parcel 190

Map Book 9 Page 38



NOTES: 1. This is not a boundary survey.
2. Flood Plain based on original survey recorded in Map Book 9 Page 38.

BEARING TABLE

Line	Bearing	Distance
A	S83°50'15"W	17.89'
B	S66°53'09"W	76.27'
C	S66°53'09"W	10.00'
D	S39°17'00"E	42.34'
E	S45°43'30"W	10.00'

EXEMPT

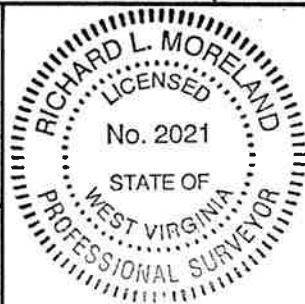
From The Hampshire County
Subdivision Ordinance
Per 3.2 M Date 6-10-05
Charles Burt
Hampshire County Planning Commission

LEGEND

- 5/8" Davy Capped Rebar
- ⊙ Edge of River
- Calculated Point
- Flood Plain See Note 2

FRANK A. WHITACRE INC.
HC 64 BOX 3420
Romney, W. Va. 26757
Phone: 1-304-822-4606

Richard L. Moreland



DATE August 13, 2003
Map No. 03-037-01

SHARON H. LINK
HAMP-SHIRE County 02:04:00 PM
Instrument No 78870
Recorded Date 08/25/2005
Document Type L
Book-Page 46-718
Rec/Add Fee \$5.00 1.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sharon H. Link

Clerk.