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DEED

M. Shannon Duvall
P.O. Drawer 1419
Martinsburg, WV
25401

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THIS DEED, made and entered into this 22 day of JUNE, 1998, by and between **JAMES L. MAJOR AND DEBRA A. MAJOR**, husband and wife, parties of the first part, Grantors, to **JAMES L. MAJOR**, married, party of the second part, Grantee.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant and convey unto the party of the second part, with covenants of General Warranty in fee simple, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, the following described lot, tract or parcel of real estate containing 21 acres, more or less, together with the improvements thereon, and all rights, rights-of-way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, being known and designated as Tract No. 7 of Hanging Rocks Subdivision, Section II, situate on the east side of North River in Gore District, Hampshire County, West Virginia, which parcel of real estate was surveyed by Vernon C. Whitacre, Licensed Land Surveyor, a plat of which survey is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 1, at page 68, and being more particularly described as follows:

"Beginning at No. 1 on the attached plat a marked white oak in the east bounds of U.S. Route 50, corner to Smith's Fruit Stand lot; thence, with the original line N 48 E 152 feet to No. 2 a large white oak also corner to the Smith lot; thence, continuing with the original line, N 28 30 E 355 feet to a marked white oak; thence N 51 45 E 1480 feet to No. 4 a marked white oak and an iron pin driven in the original corner and corner to Maurice Hiatt; thence, with the Hiatt line, S 34 30 E 500 feet to a survey stake on the top of a hill; thence, cutting across the tract S 52 30 W 2055 feet to No. 6, a point in the center of the right-of-way road leading into Section Two of Hanging Rock Subdivision marked by a survey stake placed 15' from the center line; thence with the center of said road, 0N 46 W 185 feet to No. 7 a point in the center of the private road and in the bounds of U.S. Rt. 50; thence, N 11 45 E 186 feet to the beginning, containing 21 acres."

AND BEING the same real estate conveyed to James L. Major and Debra A. Major, husband and wife, from Hunter Company of Virginia, a Virginia corporation, by Deed dated November 25, 1997 and recorded in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 379, at page 736.

THIS CONVEYANCE IS MADE SUBJECT to those covenants, restrictions and assessments more particularly set forth in that Declaration of Reservations and Restrictive Covenants for Misty Meadows and Tract 7, Section II, Hanging Rocks, dated September 20, 1995, and recorded

THIS CONVEYANCE IS FURTHER SUBJECT TO that easement described in that Deed from Hunter Company of Virginia, a Virginia corporation, to Carl A. Reno and Judith A. Reno, husband and wife, dated October 6, 1995 and recorded in the aforesaid Clerk's office in Deed Book 363, at page 71.

THIS CONVEYANCE IS FURTHER SUBJECT to all rights-of-way and easements of record and in existence, including but not limited to the right of Grantor and all property owners within Misty Meadows Subdivision and Tract 7, Section II, Hanging Rocks, their guests and invitees, to use all roads and other common facilities within said subdivision.

DECLARATION OF CONSIDERATION

As provided by law, the undersigned hereby declares that the property is exempt from the excise tax on the transfer of real property as it is a conveyance between husband and wife.

WITNESS the following signature and seals, the day, month and year first above written.

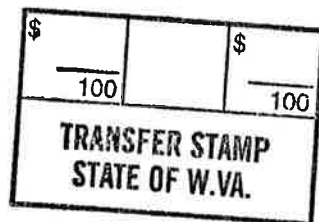
STATE OF MD
COUNTY OF CE, to wit;

The foregoing instrument was acknowledged before me this 22 day of JUNE, 1998 by James L. Major.

My commission expires:

7-1-2001

(SEAL)



James L. Major
James L. Major

Janet E. Kennedy
Notary Public

Debra A. Major
Debra A. Major

STATE OF Delaware
COUNTY OF New Castle, to wit;

The foregoing instrument was acknowledged before me this 7th day of July, 1998 by Debra A. Major.

My commission expires:

Debra Sue Kerr
Notary Public of Delaware
My Commission Expires May 31, 1999

Debra Sue Kerr
Notary Public