

Mailed: George Kram, Jr.
634 S. Fagley St.
Baltimore, Md.

9-23-77

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BERNARD J. HAHN and
KAREN HAHN, his wife;
GARLAND E. PUGH and
BONNIE L. PUGH, his wife;
COLONEL C. E. McKEOWN and
CAROLINE McKEOWN, his wife

TO DEED

GEORGE J. KRAM, JR. and
CHERYL LEE KRAM

THIS DEED made and entered into
this 17th day of August, 1977, by
and between Bernard J. Hahn and
Karen Hahn, husband and wife, and
Garland E. Pugh and Bonnie L. Pugh,
husband and wife, and Colonel C. E.
McKeown and Caroline McKeown,
husband and wife, grantors and

parties of the first part, and George J. Kram, Jr. and Cheryl Lee
Kram, husband and wife, as joint tenants with rights of survivor-
ship, whose address is 634 S. Fagley Street, Baltimore, Maryland,
21224, grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of
Twenty-five (\$25.00) Dollars, cash in hand paid, and other good
and valuable consideration, the receipt of all of which is hereby
acknowledged, the said parties of the first part do hereby grant
and convey with covenants of general warranty and to be free and
clear of all liens and encumbrances, unto George J. Kram, Jr. and
Cheryl Lee Kram, husband and wife, as joint tenants with rights
of survivorship, all that certain tract or parcel of real estate
which is situate on the drains of Dillons Run in Capon District
of Hampshire County, West Virginia, being a part of a tract of
land known as the "Powell Place" known and designated as Tract No.
Thirty-five (35), of Dillons Run Estates, containing 5.160 acres,
and being a part of the real estate conveyed unto Bernard J. Hahn,
et als, by deed of the Executor of the Estate of Myrtle Powell
Larrick, deceased, and Robert V. Larrick, Bruce Larrick, Rosalind
Shoemaker and Baden Larrick, dated 10 June, 1974, of record in the
Clerk's Office of the County Court of Hampshire County, West
Virginia, in Deed Book No. 207 at page 322.

This conveyance is subject to the following covenants
and restrictions, which are covenants running with the land:

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DEED OF DEDICATION DILLON'S RUN ESTATES

1. Lots shall be used for residential purposes only, and no dwelling shall be less than 560 square feet, and no building shall be erected on said lot except for residential purposes only and for a family garage or storage shed.
2. Any building constructed of wood must have at least two coats of paint, varnish, or stain, unless the wood is of self-sealing nature such as redwood or cedar.
3. If a family car garage or storage shed is build, it must conform in general appearance to the dwelling.
4. No house trailers, travel trailers, or motor homes shall be used for permanent habitation or other uses except they may be parked on premises temporarily for weekend use or for vacations and hunting season.
5. No building may be constructed with Forty feet from center of raod which it faces.
6. No lots shall be sub-divided into smaller lots.
7. As sale of lots progresses, a landowner's association shall be formed and a committee elected to assess the property owners a small yearly fee for road upkeep. The amount will be based on prevailing cost each year.
8. All buildings or dwellings shall be of substantial building construction. All exterior construction shall be completed within eight months from the date of the beginning of construction. No temporary shacks, trailers or basement shall be used as a residence.
9. All material used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum, masonite, redwood, shingles or wood siding. No composition as phalt siding shall be used.
10. Premises shall be maintained in a neat and orderly manner at all times.
11. There shall be no open discharge of sewage or water. All water and sewage to be disposed of as directed by West Virginia Department of Health.
12. No right of ways or easements shall be granted or created upon or across owners acreage except for public utilities.
13. Culverts must be used in all dirveways leading from subdivision roads.
14. Garbage and trash disposal shall be the responsibility of the landowner.
15. All burning of trash and brush shall be in accordance with the State Fire Regulations.

These restrictions contained herein shall be construed as restrictions running with the land and are for the benefit of any and all persons who now own or who may hereafter own the property.

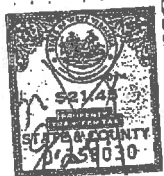
All property owners are specifically given the right to enforce these restrictions.

The grantors herein will pay the taxes upon said real estate for the calendar year 1977. However, the grantees are to pay the taxes upon said real estate for the calendar year 1978; although the same may have already been assessed in the name of the grantors as of July 1, 1977.

It is the purpose and intention of this deed, and it is hereby accepted by the grantees, that this property is conveyed unto them with rights of survivorship; that is, if the said George John Kram, Jr. should die before his wife, Cheryl Lee Kram, then the entire estate in fee simple in and to the said property shall be and become the sole property of the said Cheryl Lee Kram, and that if Cheryl Lee Kram should die before her husband, George John Kram, Jr., then the entire estate in fee simple in and to the said property shall be and become the sole property of the said George John Kram, Jr.

TO HAVE AND TO HOLD the real estate herein conveyed unto the said George John Kram, Jr. and Cheryl Lee Kram, husband and wife, as joint tennats with rights of survivorship, in fee simple.

WITNESS the following signatures and seals:



Bernard J. Hahn (SEAL)
Bernard J. Hahn

Karen Hahn (SEAL)
Karen Hahn

Garland E. Pugh (SEAL)
Garland E. Pugh

Bonnie L. Pugh (SEAL)
Bonnie L. Pugh

Colonel C. E. McKeown (SEAL)
Colonel C. E. McKeown

Caroline McKeown (SEAL)
Caroline McKeown