

KEY
GAS PIPELINE
OIL & GAS RIGHTS
DO NOT CONVEY

FINAL
LOST RIVER DISTRICT
REFERENCE
TOTAL

WILKINS
DB 261/137
TM 386/1

WILKINS
DB 261/137
TM 386/1

WILKINS
DB 253/697
TM 386/1

CENTERLINE INTERSECTION OF
COUNTY ROUTE 141 AND BOULDER DRIVE
15 S 36-44-55 W 33 30 1/2 FT RIGHT OF WAY
CENTERLINE OF COUNTY ROUTE 141
WHITTIER HOLLOW ROAD
30 FOOT RIGHT OF WAY
VEASEY
DB 273/04
TM 386/1
1/4 MILE TO DOW HOLLOW ROAD
COUNTY ROUTE 14

WILKINS
DB 199/612
TM 386/9

FUNKHOUSER
DB 231/61
TM 386/7

FUNKHOUSER
DB 231/61
TM 406/3

BOOTH
WD 19/235
DB 119/272
TM 406/4

2005 OCT 28 09:14:46 AM
GREGORY L. ELY
COUNTY CLERK
HARDY CO., WV
BOOK 007 PAGE 95 DOCNO 151087
Transfer Tax: 0.00

Date of West Virginia
County Clerk, Hardy County, West Virginia
This is to certify that the foregoing plat was filed in my office
and the same is correct and true to the best of my knowledge and belief
and is submitted to record
Gregory L. Ely
County Clerk

- NOTES:
1. THERE IS A 30 FOOT WIDE UTILITY EASEMENT ALONG ALL PROPERTY LINES AND RIGHT OF WAY LINES.
 2. THERE IS A 30 FOOT BUILDING SETBACK LINE ALONG ALL PROPERTY LINES AND RIGHT OF WAY LINES.
 3. THIS CONSTRUCTION & STORAGE AREAS AS SHOWN ON THIS PLAT ARE USED FOR FUEL TRUCKS, BUMPERS AND OTHER NATURAL DEBRIS THAT MAY HAVE BEEN STORED AND/OR BURIED IN THESE AREAS. CAUTION IS ADVISED IN THESE AREAS. BUILDING AND/OR SINKING MAY OCCUR.
 4. THERE IS AN EASEMENT FOR CONSTRUCTION AND/OR MAINTENANCE OF THE SUBDIVISION SIGN AS SHOWN ON TRACT 2 OF THE PLAT.

BOOTH
WD 19/235
DB 119/272
TM 406/8

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MAILED 10/12/05

RETURN TO:

Law Offices of Hoy Shingleton, L.L.C.
115 Aikens Ctr. Ste 24
Martinsburg, WV 25401-6210

DEED

THIS DEED, made and entered into this 14th day of November, 2005, by and between **PEARL RIVER TIMBER, LLC**, a Virginia limited liability company, Grantor and party of the first part, and **SUSAN C. RICHARDS and KIMBERLY JILL BARR**, Grantees, and parties of the second part, as joint tenants with rights of survivorship as hereinafter set forth.

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 party of the first part does hereby bargain, sell, grant and convey unto the parties of the second part, as joint tenants with rights of survivorship, to the survivor of the two of them at the death of either of them, with Covenants of General Warranty in fee simple, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging, the following described lot, tract, or parcel of real estate, situate, lying and being in Lost River District, Hardy County, West Virginia, being more particularly described as follows, to-wit:

A parcel of real estate described as Tract 21, Lost River Bluffs Subdivision, containing 10.78 acres. A revised Plat of said real estate prepared by Edward J. Mayhew, Professional Surveyor, recorded October 28, 2005, is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book 7, page 95. Reference to said plat is made for a more particular description of the real estate being conveyed.

AND BEING a portion of that parcel of real estate as was conveyed from Raymond W. Wilkins and Llewellyn C. Wilkins to Pearl River Timber, LLC, by deed dated June 22, 2004, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 280, page 202.

The real estate herein conveyed is subject to the Declaration of Protective Covenants for Lost River Bluffs Subdivision, said Declaration of record in the aforesaid County Clerk's Office in Deed Book 287, page 827.

This conveyance is subject to an existing underground gas pipeline as identified on the plat of the real estate conveyed herein.

All of the oil and gas, and oil and gas leases, royalties, rentals and benefits pertaining thereto, have been reserved in prior deeds and are not conveyed by the Grantor herein.

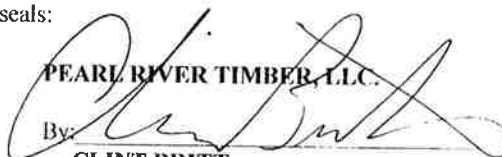
This conveyance is subject to all rights-of way of record or in existence.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

DECLARATION OF CONSIDERATION OR VALUE


As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by the document to which this declaration is appended is \$52,000.00.

WITNESS the following signatures and seals:


PEARL RIVER TIMBER, L.L.C.
By: CLINT BRITT
Its: Manager

STATE OF VIRGINIA
COUNTY OF FAIRFAX, TO-WIT:

The foregoing instrument was acknowledged before me this 14 day of NOVEMBER 2005, by Clint Britt, Manager of Pearl River Timber, LLC, on behalf of the company.


Notary Public
My Commission Expires: JULY 31, 2009

This instrument was prepared by: Law Offices of Hoy Shingleton, L. C., 115 Aikens Center, Suite 24, Martinsburg, West Virginia 25401 304-262-4773

2005 DEC 9 12:11:50 PM

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GREGORY L. ELY
COUNTY CLERK
HARDY CO., WV
BOOK 289 PAGE 411 DOCNO 152255
Transfer Tax: \$228.80

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office December 9, 2005 12:11 P.M.

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

Teste


Clerk