

Mailed: 5-17-06  
Douglas W. Miller  
138 International Ct.  
Martinsburg, W.V. 25401

68556

BOOK 454 PAGE 697

JERRY G. CAREY and  
SHAWN R. CAREY

TO: DEED

DOUGLAS W. MILLER

THIS DEED, Made this 24<sup>th</sup> day of  
April, 2006, by and between Jerry G.  
Carey and Shawn R. Carey, grantors,  
parties of the first part, and Douglas  
W. Miller, grantee, party 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 party of the second part, with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate containing **48.10 acres**, more or less, situate in Gore District, Hampshire County, West Virginia, and being more particularly described according to a Description of Survey and Plat of Survey prepared by K.F. Snyder & Associates, which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 6, at page 71, whereon said real estate is designated as "Tract C", and which said Description is of record in said Clerk's Office in Deed Book No. 326, at pages 570 and 571. Said description and plat are incorporated herein by reference for all pertinent and proper reasons, including a more particular description of the real estate herein conveyed.

And being a portion of the same real estate conveyed unto Jerry G. Carey and Shawn R. Carey by deed of Donald H. Cookman, Trustee, dated the 6th day of May, 1991, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 326, at page 567.

For the consideration aforesaid, the grantors do hereby grant unto the grantee, his heirs and assigns, the right to use that certain 40 foot wide right of way, as shown on the above mentioned plat, same to be used as a means of ingress and egress to and from said real estate herein conveyed and the public highway, and for all other lawful purposes, it being expressly understood that said right of way is not an exclusive right but shall be in common with all other persons having the right to

The real estate herein conveyed is subject to any other rights, ways, easements, restrictions or reservations which may affect same and which are of record in the aforesaid Clerk's Office.

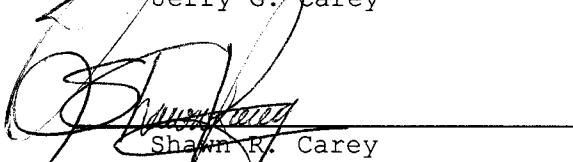
Although the real estate taxes may be prorated between the parties as of the day of closing, the grantee agrees to assume and be solely responsible for all real estate taxes beginning with the year of 2006, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, 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 \$ 48,000.00.

WITNESS the following signatures and seals:

 (SEAL)  
Jerry G. Carey

 (SEAL)  
Shawn R. Carey

STATE OF Maryland,

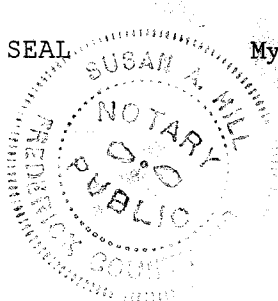
COUNTY OF Frederick, TO WIT:

I, Susan A. Hill, a Notary Public, in and for the county and state aforesaid, do hereby certify that Jerry G. Carey, whose name is signed and affixed to the foregoing instrument dated the 24<sup>th</sup> day of April, 2006, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 24 day of March, 2006.

  
Notary Public

NOTARY SEAL My commission expires 5/10/09.



STATE OF Maryland,COUNTY OF Frederick, TO WIT:

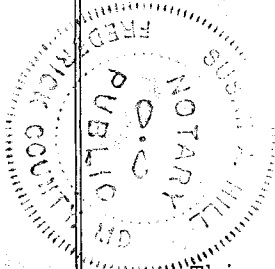
I, Susan A. Hill, a Notary Public, in and for the county and state aforesaid, do hereby certify that Shawn R. Carey, whose name is signed and affixed to the foregoing instrument dated the 24<sup>th</sup> day of April, 2006, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 24 day of March, 2006.

Susan A. Hill  
Notary Public

NOTARY SEAL

My commission expires 5/10/99.



This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.

NJH/deeds.Miller.Carey.48.10ac  
spk.4.24.06

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

SHARON H. LINK  
HAMPSHIRE COUNTY 09:16:35 AM  
Instrument No 24539  
Recorded Date 05/10/2006  
Document Type DEED  
Book-Page 454-697  
Rec/Add Fee 10.00 106.60  
Transfer Tax 211.20

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 5/10/06 9:16 a.m.

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.