

mailed 12-15-03
m/m James J. Hannon
20843 Sandstone Square
Sterling, Va. 20165

62358

BOOK 428 PAGE 581

MICHAEL M. BURLEY
and
CONSTANCE L. BURLEY,
formerly known as
CONSTANCE L. BELCHER

TO: DEED OF CORRECTION

JAMES J. HANNON
and
LOUISE J. HANNON,
his wife

THIS DEED OF CORRECTION, Made this 10th day of
November, 2003, by and between Michael M.
Burley and Constance L. Burley, formerly known
as Constance L. Belcher, grantors, parties of
the first part, and James J. Hannon and Louise
J. Hannon, his wife, grantees, parties of the
second part,

WHEREAS, by deed dated October 2, 2003, and of record in the Office
of the Clerk of the County Commission of Hampshire County, West Virginia,
in Deed Book 427 at Page 756, the grantors herein did convey unto the
grantees herein all that certain tract or parcel of real estate known and
designated as Lot 187, Phase 5 of The Crossings at the Great Cacapon,
containing 3.151 acres, more or less, situate in Bloomery District,
Hampshire County, West Virginia, and

WHEREAS, in said deed the consideration was erroneously set forth
as \$18,500.00, when in fact the consideration is actually and correctly
\$21,000.00,

WHEREAS, it is now the purpose and intention of this deed to correct
the consideration so that it shall properly reflect \$21,000.00,

NOW, THEREFORE, THIS DEED OF CORRECTION, 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,
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 parties of the second part, as joint tenants with full rights
of survivorship, with Covenants of General Warranty of Title, and against
all liens and encumbrances, all that certain tract or parcel of real
estate, with the improvements and appurtenances thereunto belonging,
situate in Bloomery District, Hampshire County, West Virginia, more
particularly described as follows:

Lot No. 187, Phase 5, The Crossings at the Great Cacapon,
containing 3.151 acres, as more fully shown on that certain
plat prepared by Davy & Lovett Enterprises, Inc., dated the
26th day of June, 1991, and recorded in the Office of the Clerk
of the County Commission of Hampshire County, West Virginia,
in Map Book No. 6, at page 96, et seq.

And being the same real estate which was conveyed unto Michael M.
Burley and Constance L. Belcher, by deed of Patten Corporation Mid-
Atlantic, a Delaware corporation, dated April 24, 1992, and which deed
is of record in the Office of the Clerk of the County Commission of
Hampshire County, West Virginia, in Deed Book No. 333, at page 802.

This conveyance is made subject to those covenants, restrictions and

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56 E. MAIN STREET
ROMNEY, WV 26757

assessments more particularly set forth in that Declaration of Reservations and Restrictive Covenants dated April 6, 1990, of record in the aforesaid Clerk's Office in Deed Book No. 317, at page 657. This conveyance is further subject to that Supplementary Declaration of Reservations and Restrictive Covenants dated July 5, 1990, and recorded in the aforesaid Clerk's Office in Deed Book No. 321, at page 91. This conveyance is further subject to that Declaration of The Crossings at the Great Cacapon dated July 5, 1990, and recorded in the aforesaid Clerk's Office in Deed Book No. 321, at page 106.

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 all property owners within The Crossings at the Great Cacapon, their guests and invitees, to use all roads and other common facilities within said subdivision, in addition to the rights of any other persons allowed the use of said roads and other common facilities as conveyed, permitted or assigned by grantor by recorded instrument only and pursuant to the terms of the restrictive covenants aforesaid.

The aforesaid general warranty does not apply to that portion of the aforescribed property lying below the mean high water mark of the Great Cacapon River, if any, or to that portion of this property within the bounds of any roads or highways.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if James J. Hannon should predecease his wife, Louise J. Hannon, then the entire fee simple title in and to said real estate shall vest solely in Louise J. Hannon; and if Louise J. Hannon should predecease her husband, James J. Hannon, then the entire fee simple title in and to said real estate shall vest solely in James J. Hannon.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2004, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, building, houses, easements, timbers, waters, improvements, subject to the reservation of mineral rights by prior owners, together with any and all 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 \$2,500.00, as this amount reflects the difference

in the correct purchase price of \$21,000.00, less the \$18,500.00 heretofore recorded.

WITNESS the following signatures and seals:

Michael M. Burley (SEAL)
Michael M. Burley

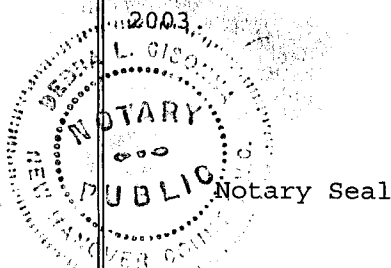
Constance L. Burley (SEAL)
Constance L. Burley

STATE OF North Carolina,

COUNTY OF New Hanover, TO WIT:

I, Debra L. Gisonna, a Notary Public, in and for the county and state aforesaid, do hereby certify that Michael M. Burley, whose name is signed and affixed to the foregoing and attached deed of correction dated the 10th day of November, 2003, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 18 day of November,



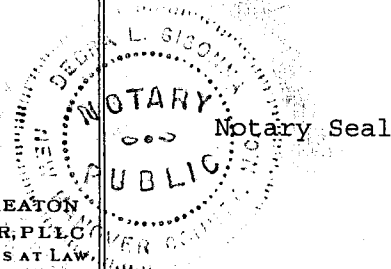
Debra L. Gisonna
Notary Public

STATE OF North Carolina,

COUNTY OF New Hanover, TO WIT:

I, Debra L. Gisonna, a Notary Public, in and for the county and state aforesaid, do hereby certify that Constance L. Burley, whose name is signed and affixed to the foregoing and attached deed of correction, dated the 10th day of November, 2003, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 18 day of November, 2003.



Debra L. Gisonna
Notary Public

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

THIS INSTRUMENT PREPARED BY:
JULIE A. FRAZER, ATTORNEY AT LAW
CARL, KEATON & FRAZER, PLLC
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757

\\Server\documents\Share\Julie\Deeds\CrossingsattheGreatCacapon.187.5.hannon.CORRECTED

HAMPSHIRE COUNTY COM.
DEED
Date/Time: 12/08/2003 12:30
Inst #: 5652
Book/Page: 428 / 581
Recd/Tax: 22.00
11.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 12/08/03 2:30 p.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.