

74385

BOOK 480 PAGE 767

Mail to: Mr. & Mrs. Clarence Alexander, 9215 Andrew Drive, Manassas Park, VA 20111

DEED

THIS DEED, made and entered into this **17th day of January, 2009** by and between **WV HUNTER, LLC**, a Delaware limited liability company authorized to do business in West Virginia, party of the first part, Grantor, and **CLARENCE ALEXANDER and BRENDA ALEXANDER**, parties of the second part, Grantees.

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 and not as tenants in common, with covenants of General Warranty in fee simple, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging or in any wise appertaining, the following-described lot, tract or parcel of real estate, situate, lying and being in Romney District, Hampshire County, and Cabin Run District, Mineral County, West Virginia, being more particularly described as follows, to-wit:

Lot #234, "Bluffs on the Potomac", as is more fully shown upon a plat thereof prepared by L & W Enterprises, Inc., dated October 27, 2006, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 10, at page 261 and recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia in Map Book 7, at page 245.

AND BEING a portion of the same real estate conveyed to WV Hunter, LLC, a Delaware limited liability company, by Deed dated September 23, 2004, from Westvaco Corporation and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 436, at page 638 and recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia in Deed Book 317, at page 417.

THIS CONVEYANCE IS MADE SUBJECT to those covenants, restrictions and assessments more particularly set forth in that Supplemental Declaration of Reservations and Restrictive Covenants for Bluffs on the Potomac, dated October 16, 2006, made by WV HUNTER, LLC, a Delaware limited liability company, recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 461, at page 469 and recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book 329, at page 176.

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 Bluffs on the Potomac, 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 total consideration paid for the real estate transferred by this document is ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FORTY-FOUR DOLLARS AND THIRTY-ONE CENTS (\$117,144.31).

WITNESS the following signature and seal.

WV HUNTER, LLC,
a Delaware limited liability company

By: [Signature]
L. Hunter Wilson, President

STATE OF WEST VIRGINIA,

COUNTY OF BERKELEY,

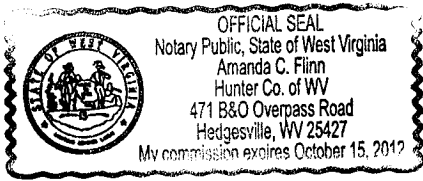
The foregoing instrument was acknowledged before me this 17 day of January 2009, by L. Hunter Wilson, President of WV HUNTER, LLC, a Delaware limited liability company on behalf of the limited liability company.

My commission expires:

Oct. 15, 2012

(SEAL)

[Signature]
Notary Public



THIS DOCUMENT PREPARED BY:

M. Shannon Brown, Esquire
M. SHANNON BROWN, P. L. L.C.
471 B & O Overpass Road
Hedgesville, WV 25427
West VA Bar License # 4228
VA Bar License # 42073

SHARON H LINK
HAMPSHIRE COUNTY 12:33:03 PM
Instrument No 113671
Date Recorded 01/21/2009
Document Type DEED
Book-Page 480-767
Recording Fee \$11.00
Transfer Tax \$517.00
H&S1 Tax \$258.50
Additional \$25.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 1/21/09 12:33pm
The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste [Signature] Clerk.