

Mail to: Mr. & Mrs. Mark S. Lane, 11202 Stonebrook Drive, Manassas, VA 20112

mailed: 6-9-06

DEED

THIS DEED, made and entered into this 1st day of June, 2006 by and between WV HUNTER, LLC, a Delaware limited liability company, party of the first part, Grantor, and MARK S. LANE and PATRICIA K. LANE, 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 Springfield District, Hampshire County, and Frankfort District, Mineral County, West Virginia, being more particularly described as follows, to-wit:

Lot #4, "Bluffs on the Potomac", as is more fully shown upon a plat thereof prepared by L & W Enterprises, Inc., dated March 30, 2006, and recorded in the Office of the Clerk of the County Commission of Hampshire County in Map Book 10, at page 175 and in the Office of the Clerk of the County Commission of Mineral County, West Virginia in Map Book 7, at page 221. (The majority of this lot is in Hampshire County).

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. (The majority of this lot is in Hampshire County).

THIS CONVEYANCE IS MADE SUBJECT to those covenants, restrictions and assessments more particularly set forth in that Declaration of Reservations and Restrictive Covenants for Bluffs on the Potomac, dated March 30, 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, in Deed Book 454, at page 429 and in the Office of the Clerk of the County Commission of Mineral County, West Virginia in Deed Book 325, at page 438.

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 SIXTY-ONE THOUSAND FIVE HUNDRED THIRTY-FOUR DOLLARS AND FORTY-NINE CENTS (\$161,534.49).

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 1st day of JUNE, 2006, by L. Hunter Wilson, President of WV HUNTER, LLC, a Delaware limited liability company, on behalf of the limited liability company.

My commission expires:

MAY 12, 2013

[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 09:53:01 AM
Instrument No 85829
Recorded Date 06/07/2006
Document Type DEED
Book-Page 455-712
Rec/Add Fee 10.00 357.40
Transfer Tax 712.80

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 6/7/06 9:53A.M.

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

Teste [Signature] Clerk.