

67050

Mailed: 10-18-05
mtm Michael E. Weber
113 Evergreen St.
Sterling, Va. 20164

CHRISTOPHER M. LIVINGSTON
and
ANGELA M. TODD

TO: DEED

MICHAEL E. WEBER
and
ELAINE A. WEBER, his wife

THIS DEED, made this 4th day of October,
2005, by and between Christopher M.
Livingston and Angela M. Todd, grantors
and parties of the first part, and Michael
E. Weber and Elaine A. Weber, his wife,
grantees and parties 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 parties of the second part, as joint tenants with full rights of survivorship as hereinafter enumerated, and with covenants of General Warranty of Title and free from all liens and encumbrances, excepting rights of way for public roads and utilities for domestic service, all that certain parcel of real estate, together with all the rights, rights of way, easements, privileges, improvements and appurtenances thereunto belonging thereto, situate in Bloomery District, Hampshire County, West Virginia, and more particularly described as follows:

LOT NUMBER THIRTY A (A-30) containing 9.731 acres, of the **Eagle Mountain Subdivision**, a plat of said Section A of the Eagle Mountain Subdivision being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 4 at Page 22, to which plat reference is made for a more particular description of the real estate herein conveyed, together with the use of all streets of said subdivision for access.

And being the same real estate which was conveyed unto Christopher M. Livingston and Angela M. Todd by deed of Fred C. Crotzer and Judith A. Crotzer dated July 8, 2005, of record in the aforesaid Clerk's Office in Deed Book 445 at Page 620.

This conveyance is subject to all public utility easements of record in the aforesaid Clerk's Office.

This conveyance is subject to the covenants and restrictions of the Eagle Mountain Subdivision, said covenants and restrictions of record in the aforesaid Clerk's Office in Deed Book 272 at Page 258.

The grantors grant and convey unto the grantees a right of way over all streets and roadways as shown upon the plats of Sections A, B, and C of the Eagle Mountain Subdivision.

The grantors further grant and convey unto the grantees all of the coal, oil, gas and other minerals and mineral rights within and under the herein described real estate which the grantors may own. However, grantors do not warrant the title to the coal, oil, gas and other minerals and mineral rights within and under the herein described real estate for the reason that previous deeds in the chains of title to some of the real estate comprising the Eagle Mountain Subdivision expressly reserved the mineral rights. Reference is made to that certain lease dated May 12, 1981, of record in the aforesaid Clerk's Office in Deed Book 253 at Page 62.

Although the real estate taxes may be prorated between the parties as of the date of the closing for the current tax year, and the grantees agree to assume and be solely responsible for the real estate taxes for calendar year 2006 and subsequent years, although same may still be assessed in the names of the grantors.

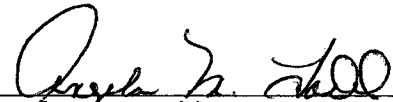
This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Michael E. Weber should predecease his wife, Elaine A. Weber, then the entire fee simple title in and to said real estate shall vest solely in Elaine A. Weber; and if Elaine A. Weber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

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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 \$129,000.00.

WITNESS the following signatures and seals:

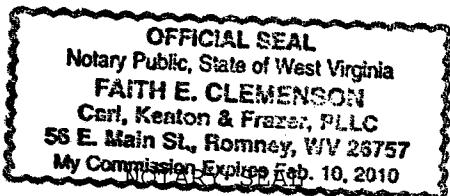
 (SEAL)
Christopher M. Livingston

 (SEAL)
Angela M. Todd

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Faith E. Clemenson, a Notary Public in and for the
county and state aforesaid, do hereby certify that Christopher M.
Livingston, whose name is signed and affixed to the foregoing deed dated
the 4th day of October, 2005, has this day acknowledged the same before
me in my said county and state.

Given under my hand and Notarial Seal this 7th day of October, 2005.




Notary Public

STATE OF Maryland,
COUNTY OF Howard, TO WIT:

I, Basil Isaac, a Notary Public in and for the
county and state aforesaid, do hereby certify that Angela M. Todd, whose
name is signed and affixed to the foregoing deed dated the 4th day of
October, 2005, has this day acknowledged the same before me in my said
county and state.

Given under my hand and Notarial Seal this 05 day of October, 2005.


Notary Public

BASIL ISAAC
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 14, 2006

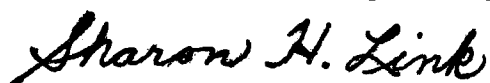
NOTARY SEAL

This instrument was prepared by
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Carl, Keaton & Frazer, PLLC,
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CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

SHARON H. LINK
HAMPSHIRE COUNTY 02:07:57 PM
Instrument No 77522
Recorded Date 10/11/2005
Document Type DEED
Book-Page 448-534
Rec/Add Fee 10.00 284.80
Transfer Tax 567.80

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 10/11/05 2:07pm.
The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office
and admitted to record.

Teste  Clerk.