

Mailed: Hoy D. Shingleton Jr.
204 N. Washington St.
Berkeley Springs, WV. 2-28-85

39289

DEED

425

THIS DEED, made and entered into this 5th day of February, 1985, by and between ROBERT K. COOLBAUGH and FRANCES F. COOLBAUGH, husband and wife, Grantors and parties of the first part, and ORRIN J. BROWN, III and JOAN LOUISE BROWN, husband and wife, Grantors and parties of the second part, and LEONARD M. GIAMBRA and NANCY S. GIAMBRA, husband and wife, or to the survivor, Grantees and parties of the third part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hands paid, receipt of which is hereby acknowledged, and other good and valuable consideration, receipt of which is also hereby acknowledged, said parties of the first part and said parties of the second part do hereby grant, bargain, sell and convey unto the parties of the third part, or to the survivor, as joint tenants and not as tenants in common, survivorship between said parties of the second part being hereby expressly intended, and upon the death of any of the said parties of the third part, his or her share to go to the survivor, with covenants of general warranty and against all liens and encumbrances the following described parcel of real estate, together with all rights, privileges, improvements, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, situate in Gore District, Hampshire County, West Virginia, and more particularly described as follows:

LOT NUMBER FOUR (4) of the Walden Ridge Subdivision, containing 5.047 acres, more or less, lying on the drains of the Little Cacapon River about 2 miles from its point of entry into the Potomac River, according to a survey and plat as prepared by Davy and Lovett Enterprises, Inc., which plat is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 2, page 79, to which plat reference is expressly made for all proper and pertinent reasons.

AND BEING a portion of that same parcel of real estate as was conveyed from Stanley A. Calendine and Elizabeth A. Calendine, husband and wife, to Robert K. Coolbaugh and Frances F. Coolbaugh by deed dated April 22, 1976, recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 216, page 370. Robert K. Coolbaugh, et ux, entered into a Land Installment Contract for the sale of this parcel of real estate to Orrin J. Brown, III and Joan Louise Brown, which said contract has not been recorded, and it is the intention of this deed to convey to the

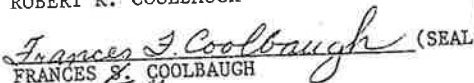
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Grantees all interests in this real estate which may be owned by the parties of the first part or the parties of the second part.

THERE IS expressly granted and conveyed under this general warranty deed that certain right-of-way known as Valley Drive which is 30 feet wide and also that certain right-of-way 30 feet wide known as Hillcrest Drive, which rights-of-way are shown and described on the plat of Walden Ridge Subdivision of record in the aforementioned Clerk's Office in Map Book 2, page 79, which right-of-way known as Hillcrest Drive also runs 0.85 miles across the property of adjoining land owners shown on the plat to be Peter G. Powers. These rights-of-way for road are granted unto the parties of the third part, but are also reserved for the use and benefit of other tract owners in said subdivision as shown on the plat and the use of said rights-of-way are not exclusive; however, they do provide ingress and egress from the public road to the property herein conveyed.

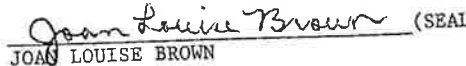
THIS CONVEYANCE is subject to all public utility easements of record.

WITNESS the following signatures and seals:

 (SEAL)
ROBERT K. COOLBAUGH

 (SEAL)
FRANCES S. COOLBAUGH

 (SEAL)
ORRIN J. BROWN, III

 (SEAL)
JOAN LOUISE BROWN

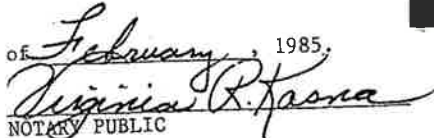


STATE OF Virginia,
COUNTY OF Fairfax, to-wit:

I, VIRGINIA R. KASUA a Notary Public in and for the County and State aforesaid, do hereby certify that Robert K. Coolbaugh and Frances F. H. Coolbaugh, husband and wife, whose name(s) are signed to the writing hereto annexed, bearing date the 5th day of February, 1985, have acknowledged the same before me in my said County.

Given under my hands this 11 day of February, 1985.




NOTARY PUBLIC

My Commission Expires Sept. 6, 1987

STATE OF West Virginia,

COUNTY OF Morgan, to-wit:

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I, Laurie L. Kienner, a Notary Public in and for the County and State aforesaid, do hereby certify that Orrin J. Brown, III and Joan Louise Brown, husband and wife, whose name(s) are signed to the writing hereto annexed, bearing date the 5th day of February, 1985, have acknowledged the same before me in my said County.

Given under my hands this 15th day of February, 1985.

Laurie L. Kienner
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 25, 1989

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment, as provided by law, I hereby declare that the total consideration paid for the real estate transferred by this document is \$ 5000⁰⁰/₁₀₀.

ADDRESS:

Leonard M. Kienner
204 ST. DUNSTAN'S RD
BALTIMORE, MD. 21212

THIS DOCUMENT PREPARED BY:
Loy, Shingleton & Caryl
Hoy G. Shingleton, Jr.
204 N. Washington St.
Berkeley Springs, WV 25411

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 20th day of February, 1985, at 10:50 A M, this deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

CASTO & HARRIS INC., SPENCER, N. VA. RE-ORDER NO. 81739-B

Attest

Nancy C. Feller
County Commission, Hampshire County, W. Va. Clerk

Mailed with #39289

426

39290

DEED

THIS DEED, made and entered into this 15th day of February, 1985, by and between ORRIN J. BROWN, III and JOAN LOUISE BROWN, husband and wife, Grantors and parties of the first part, and LEONARD M. GIAMBRA and NANCY S. GIAMBRA, husband and wife, or to the survivor, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hands paid, receipt of which is hereby acknowledged, and other good and valuable consideration, receipt of which is also hereby acknowledged, said parties of the first part do hereby grant, bargain, sell and convey unto the parties of the second part, or to the survivor, as joint tenants and not as tenants in common, survivorship between said parties of the second part being hereby expressly intended, and upon the death of any of the said parties of the second part, his or her share to go to the survivor, with covenants of general warranty and against all liens and encumbrances the following described parcel of real estate, together with all rights, privileges, improvements, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, situate in Gore District, Hampshire County, West Virginia, and more particularly described as follows:

LOT NUMBER FIVE (5) of the Walden Ridge Subdivision, containing 5.378 acres, more or less, lying on the drains of the Little Cacapon River about 2 miles from its point of entry into the Potomac River, according to a survey and plat as prepared by Davy and Lovett Enterprises, Inc., which plat is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 2, page 79, to which plat reference is expressly made for all proper and pertinent reasons.

AND BEING that same parcel of real estate as was conveyed from Robert K. Coolbaugh and Frances F. Coolbaugh to Orrin J. Brown, III and Joan Louise Brown by deed dated December 1, 1977, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 228, page 737.

WITNESS the following signatures and seals:



Orrin J. Brown, III (SEAL)
ORRIN J. BROWN, III

Joan Louise Brown (SEAL)
JOAN LOUISE BROWN

STATE OF WEST VIRGINIA,

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COUNTY OF MORGAN, to-wit:

I, Laurie L. Kioner, a Notary Public in and for the County and State aforesaid, do hereby certify that Orrin J. Brown, III and Joan Louise Brown, husband and wife, whose name(s) is/are signed to the writing hereto annexed, bearing date the 15th day of February, 1985, have acknowledged the same before me in my said County.

Given under my hands this 15th day of February, 1985.

Laurie L. Kioner
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 25, 1989

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment, as provided by law, I hereby declare that the total consideration paid for the real estate transferred by this document is \$ 27,500.00.

ADDRESS:

Leonard M. Dianha
204 ST. DUNSTAN'S RD
BALTIMORE, MD 21212

THIS DOCUMENT PREPARED BY:

Loy, Shingleton & Caryl

Hoy G. Shingleton, Jr.

204 N. Washington St.

Berkeley Springs, WV 25411

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 20th day of February, 1985, at 10:52 A M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest

Nancy C. Zeller Clerk
County Commission, Hampshire County, W. Va.