

Del with #37159

37161

GRACE M. SLAUGHTER and
WARREN BALLARD,
Grantors,

-to-

DEED

385

DONALD E. MCINTIRE and
BONNIE G. MCINTIRE, his wife,
Grantees.

THIS DEED, Made on this the 31st day of August, 1983, by and between GRACE M. SLAUGHTER and WARREN BALLARD, tenants in common, Grantors and parties of the first part, and DONALD E. MCINTIRE and BONNIE G. MCINTIRE, his wife, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of Eighteen Thousand One Hundred Sixty-Six Dollars and Sixty-Two Cents (\$18,166.62) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with covenants of General Warranty, unto the said parties of the second part, as joint tenants with rights of survivorship, two parcels of real estate consisting of 14.27 acres and 16.0077 acres, located in the Bloomery District of Hampshire County, West Virginia, in a 227-acre subdivision known as Sky Blue Acres, more particularly described as Tracts 2 and 3 of said subdivision, a plat of which is on record in the Office of the Clerk of the County Commission in and for Hampshire County, West Virginia.

The above real estate is a portion of the same real estate which was conveyed by Mary M. Surface to Walter M. Ballard and Lulu M. Ballard by that certain deed dated the 10th day of December, 1954, and of record in the afore-said Clerk's Office in Deed Book No. 129, at Page 220. Walter and Lulu Ballard, although husband and wife, held the property as tenants in common. Grace M. Slaughter inherited the share owned by Lulu M. Ballard, and Warren Ballard inherited the share owned by Walter M. Ballard.

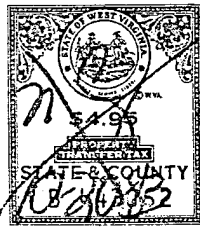
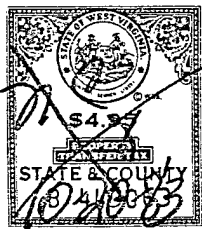
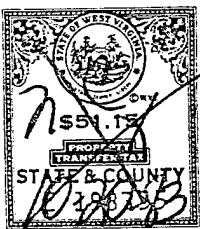
Excepted from this conveyance, however, is title to the gas, oil and mineral rights to the subject property. Should Grantors decide at some later date to offer the gas, oil or mineral rights for sale, the Grantees are hereby granted a right of first refusal to purchase said mineral rights.

Further, Grantees acknowledge and agree that they buy the property subject to all restrictions and conditions, rights and liabilities of landowners within the subdivision known as Sky Blue Acres as reflected by the attached document entitled "Declaration of Protective Covenants" to Sky Blue Acres, which is incorporated by reference herein.

Finally, the Grantors have not entered into a right-of-way agreement and a line extension agreement with the Potomac Edison Company, which would affect Grantees ownership of the property, and the Grantees must enter into an agreement with Potomac Edison Company separately.

The Grantors hereby declare that the total consideration paid for the property conveyed hereby is Eighteen Thousand One Hundred Sixty-Six Dollars and Sixty-Two Cents (\$18,166.62).

TO HAVE AND TO HOLD the above-described real estate, together with all and singular the buildings and appurtenances thereunto belonging or in anywise appertaining, unto the said parties of the second part, jointly with rights of survivorship, and to their heirs and assigns, in fee simple absolute forever.



Grace M. Slaughter
GRACE M. SLAUGHTER

Warren Ballard
WARREN BALLARD

STATE OF Delaware,

COUNTY OF Sussex, to-wit:

I, Ola S. Willey, a Notary Public in and for the State and County aforesaid, do certify that Grace M. Slaughter, whose name is signed to the foregoing Deed, bearing date on the 31st day of August, 1983, has this day acknowledged the same before me in my said County and State.

Given under my hand this 31st day of August, 1983.

My Commission Expires: Aug 15 - 1985

Ola S. Willey
NOTARY PUBLIC

STATE OF Maryland,

COUNTY OF Montgomery, to-wit:

I, Thomas A. Gentile, a Notary Public in and for the State and County aforesaid, do certify that Warren Ballard, whose name is signed to the foregoing Deed, bearing date on the 31st day of August, 1983, has this day acknowledged the same before me in my said County and State.

Given under my hand this 31st day of August, 1983.

My Commission Expires: July 1, 1986

Thomas A. Gentile
NOTARY PUBLIC

Verified Sales Listing Form and Declaration
Of Consideration or Value

West Virginia Code § 11-22-6(1983)

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1. Source of Grantor's Title:

(A) If by deed -

Grantor's name Grace M. Slaughter and Warren Ballard

Grantee's name Donald E. McIntire and Bonnie G. McIntire, his wife

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(B) If other than deed - Title acquired by INHERITANCE

Book No

Page No

(C) If source of title unknown please provide Legal description N/A

(D) Name of person to whom the property is assessed Slaughter/Ballard

Tax Map No

Parcel No

3. District or Municipality in which the property of the greater portion thereof lies
Bloomery District

4. Physical address of the property transferred Tracts 2 and 3 of Sky Blue Acres
Hampshire County

5. Mailing address of the owner Box 331, Bethany Beach, DE 19930 - Grace M. Slaughter
Warren Ballard, c/o W. Goldberg, P.A., Chevy Chase, MD

6. Declaration or Consideration of Value: I hereby declare:

(A) The total consideration paid for the property conveyed by the document to which this declaration is appended is \$ 18,166.62

(B) To the best of my knowledge and belief, the true and actual value of the property transferred by the document to which this declaration is appended is \$ SAME

(C) The proportion of all the property included in the document to which this declaration is appended which is real property located in W. Va. is 100 %; the value of all the property \$ SAME; the value of real estate in W. Va. is SAME

(D) This deed conveys real estate located in more than one county in W. Va.; the total consideration paid for, or actual cash value of, all the real estate located in W. Va. conveyed by this document is \$ N/A; and documentary stamps showing payment of all the excise tax on all of said real estate are attached to an executed counterpart of this deed recorded in _____ County.

(E) The transfer involved in the document to which this declaration is appended is exempt from the payment of the excise of transferring real estate for the reason designated as follows: N/A

7. Does the consideration declared include any personal property?

(A) YES X NO

(B) If yes, what is the value of the personal property \$ -0-

8. Extraordinary financing arrangements which would materially affect the price paid making said price significantly different from normal and usual price paid:

N/A

9. If the property conveyed is a part of a larger tract with improvements thereon which tract includes the improvements?*

Property transferred by this document

Residue

10. Parcel _____ described in this deed to be used exclusively for owner occupied residential purposes*:

YES or

NO

Given under my hand this 9th day of October, 1983.

Signed

R. Pierce Kelley, Jr.
Grantor-Grantee-Person Presenting For Recordation

Firm R. Pierce Kelley, Jr.

*Optional information

To be completed by Clerk after recording:

Stamp Fee Paid YES NO

New Deed Book No. 266 Page No. 385

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

Be it remembered that on the 20th day of October, 1983, at 9:38 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. Kelley Clerk
County Commission, Hampshire County, W. Va.