

Mailed 6-14-2005
Kenneth Molenda
Cecelia Mason
191 McGregor Drive
Ranson, WV 25438

KEVIN EUGENE KLINE
TO: Deed
KENNETH MOLEND and CECELIA MASON

THIS DEED, made and entered into on this the 7th day of June, 2005, by and between KEVIN EUGENE KLINE, Grantor and Party of the First Part, and KENNETH MOLEND and CECELIA MASON, Grantees and Parties of the Second Part, as joint tenants with rights of survivorship and not as tenants in common, whose mailing address is 191 McGregor Drive, Ranson, WV 25438.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the Grantors and Parties of the First Part do now grant, sell and convey, in fee simple forever, with Covenants of General Warranty and free of liens and encumbrances, unto KENNETH MOLEND and CECELIA MASON, Grantees and Parties of the Second Part, as joint tenants with rights of survivorship and not as tenants in common, all that certain lot or parcel of real estate, together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging, **containing 21 acres, more or less**, lying and being situate in Lost River District, Hardy County, West Virginia, in what is known as the subdivision of **"Mountain Meadows"** and being designated as **Tract No. 65** on a plat or map of said subdivision made by Frank A. Whitacre, LLS # 506, which said Plat or map is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Map Book No. 4, at Page 86. Reference is now made to said plat or map for any and all pertinent purposes, and specific reference is hereby made for a surveyed description of said real estate.

Being the same tract or parcel of real estate conveyed unto Kevein Eugene Kline, from Duncan C. Orr and Lynne Orr, husband and wife, by Deed dated December 16, 1996, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 241, at Page 201. Reference is hereby made to the aforesaid deed and other documents therein referred to and same are incorporated herein, by reference, for all proper and pertinent reasons.

The real estate is identified for tax assessment purposes in the Hardy County Assessor's Office on Tax Map 385, Parcel 0085.

The real estate is subject to an instrument entitled "Restrictive Covenants and Conditions for Mountain Meadows", which provides for the dedication of roadways within the subdivision and also imposes certain restrictive covenants and conditions which affect the tract or parcel of real estate being hereby conveyed, and same are therein stated to attach to and run with the land. Said instrument is of record in the aforesaid Clerk's Office in Deed Book No. 207, at Page 87, and the provisions thereof are incorporated in this deed as though the same appeared textually verbatim herein.

The Grantor and Party of the First Part does grant and convey unto the Grantee and Party of the Second Part, his heirs and assigns, all minerals, mineral rights, gas and oil leases, if any, together with right to delay rentals, bonuses and future royalties.

The real estate taxes for the tax year 2005 have been prorated between the parties as of the day of closing and are the responsibility of the Grantees when they become payable in July, 2005. The Grantees agree to assume and be solely responsible for the real estate taxes on the subject real estate beginning with the calendar year 2006, although same is assessed in the names of the Grantors.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

DECLARATION OF CONSIDERATION OR VALUE: Under penalties of fine and imprisonment as provided for by law, the undersigned do hereby declare that the total consideration paid for the transfer of real estate by the document to which this declaration is appended is \$79,500.00.

WITNESS the following signatures and seals:

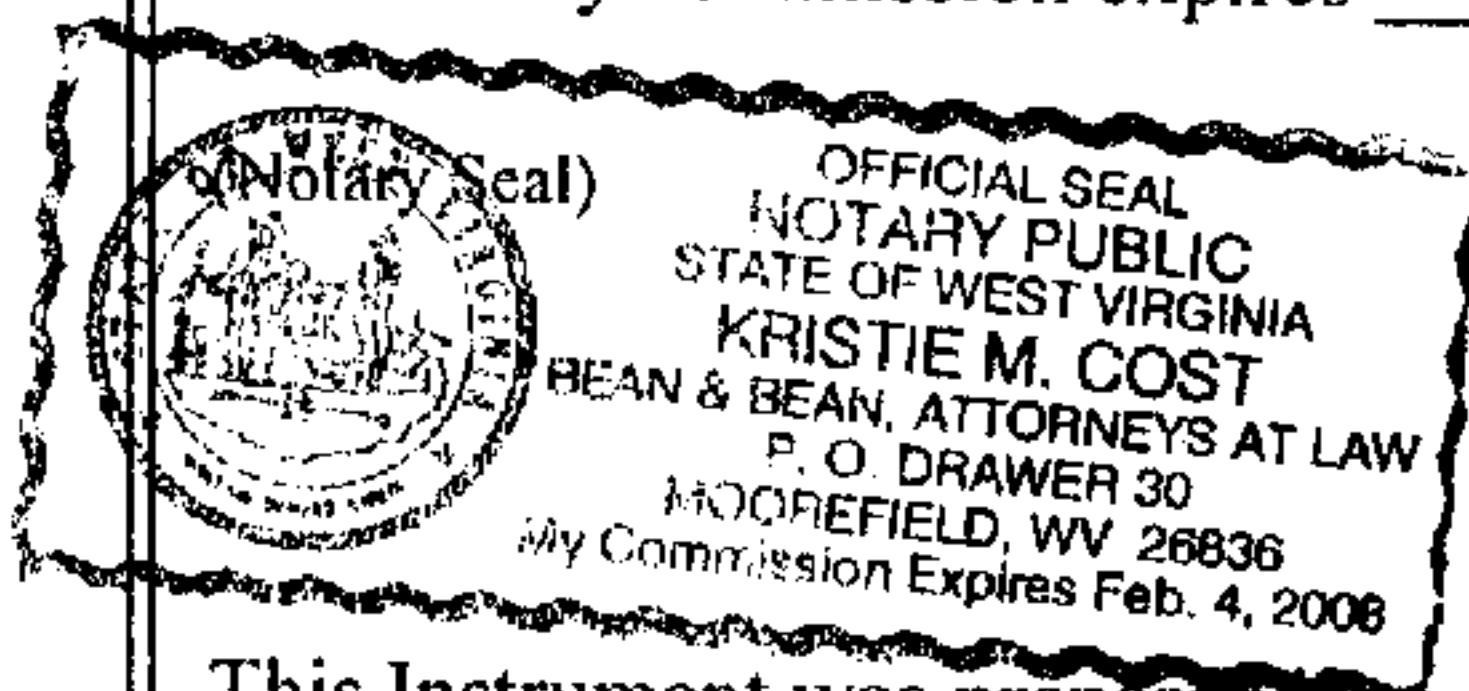
 (SEAL)
KEVIN EUGENE KLINE

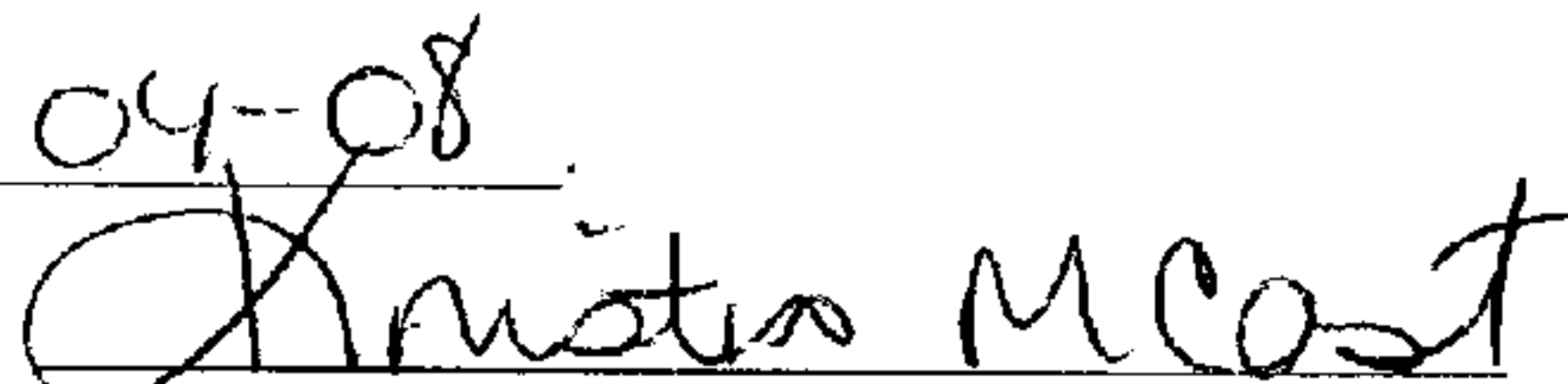
STATE OF WEST VIRGINIA,

COUNTY OF HARDY, to-wit:

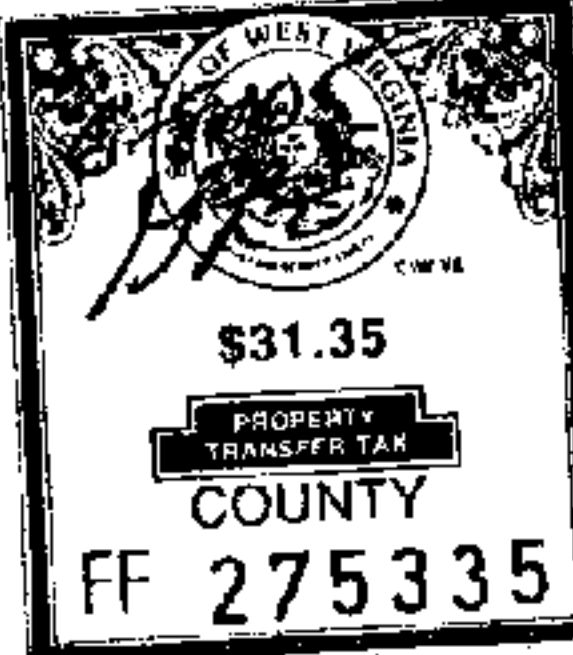
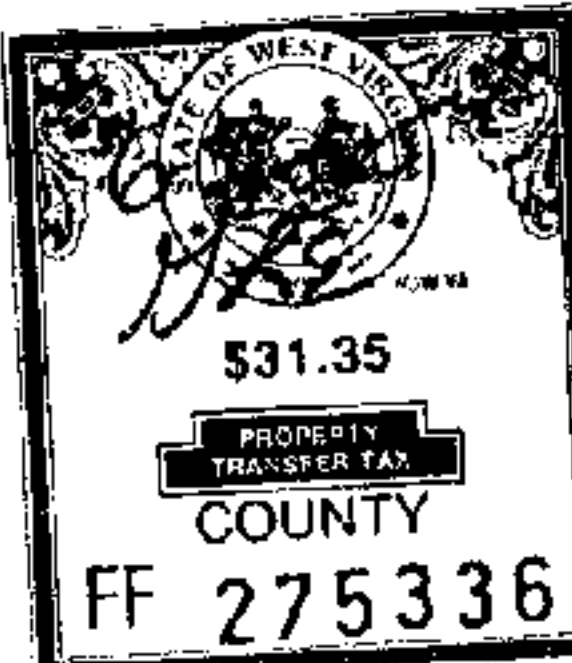
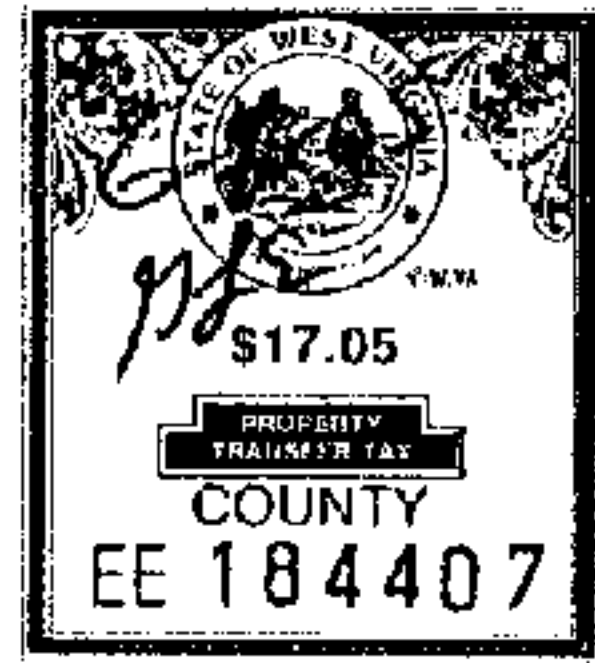
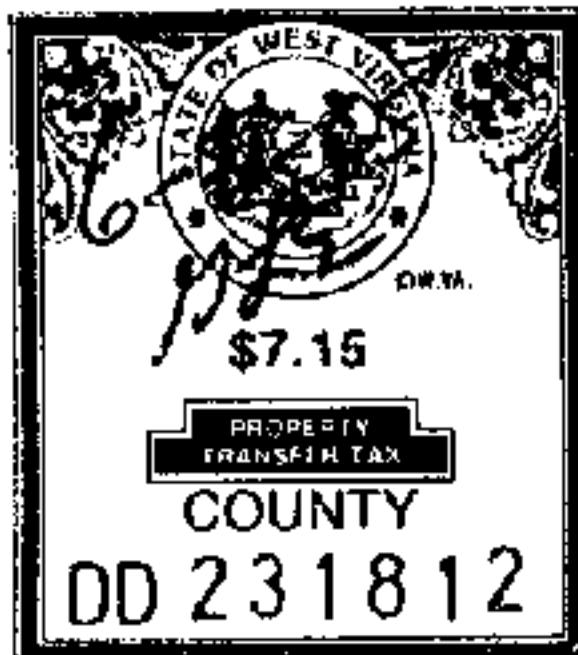
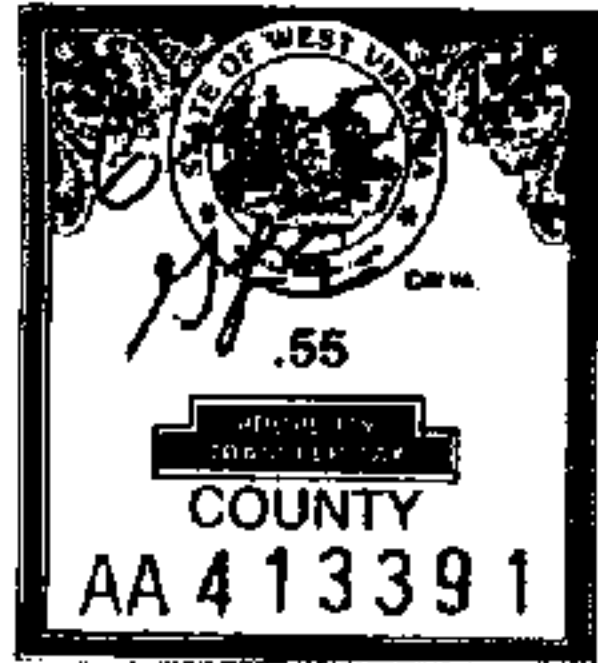
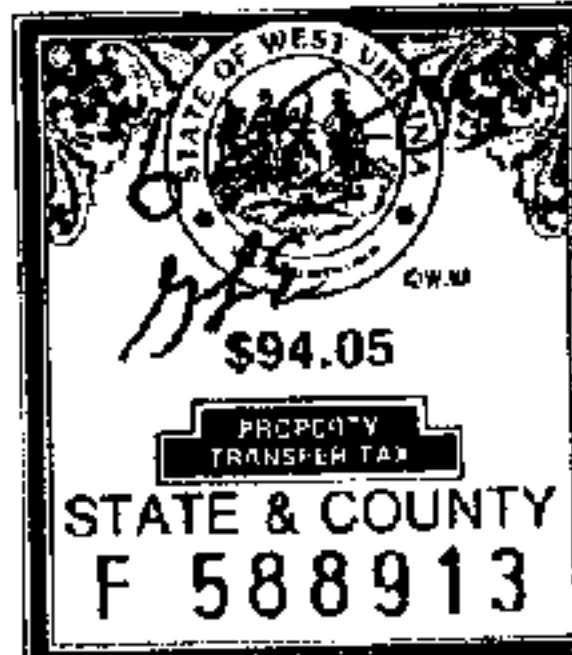
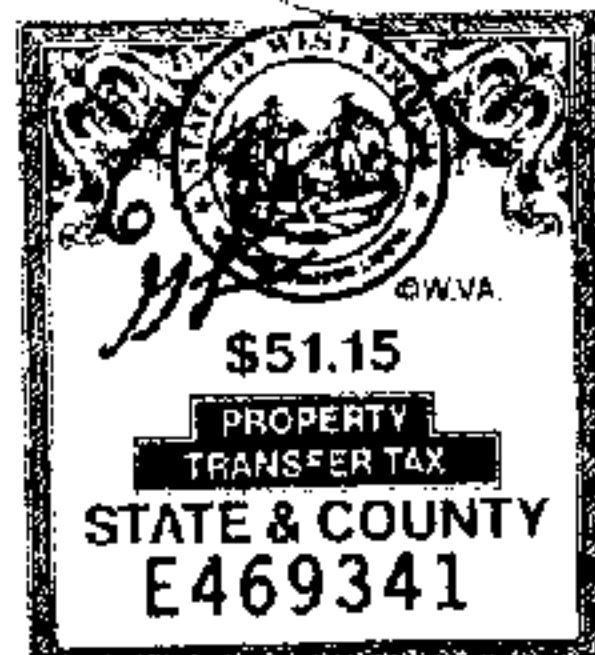
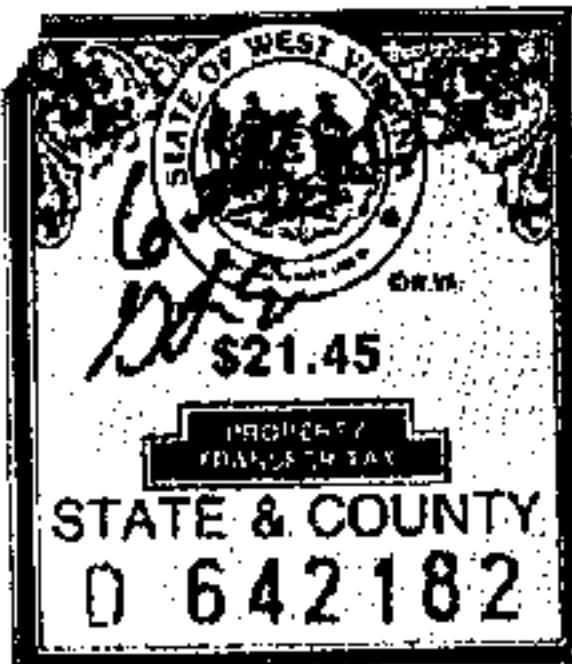
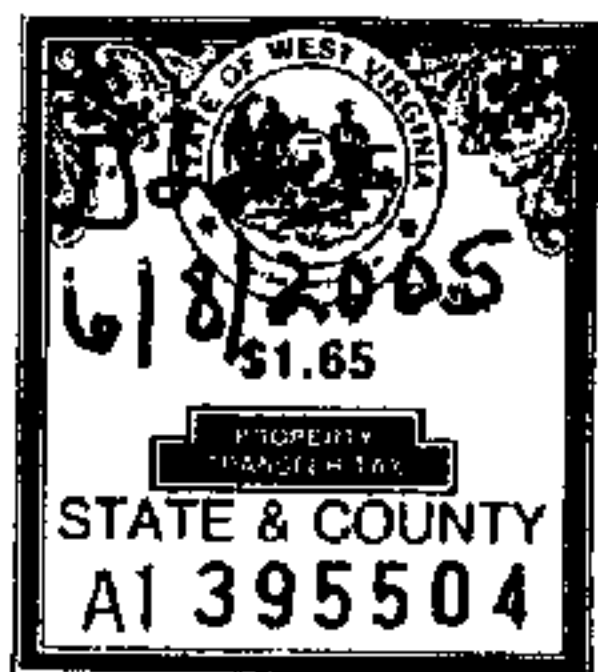
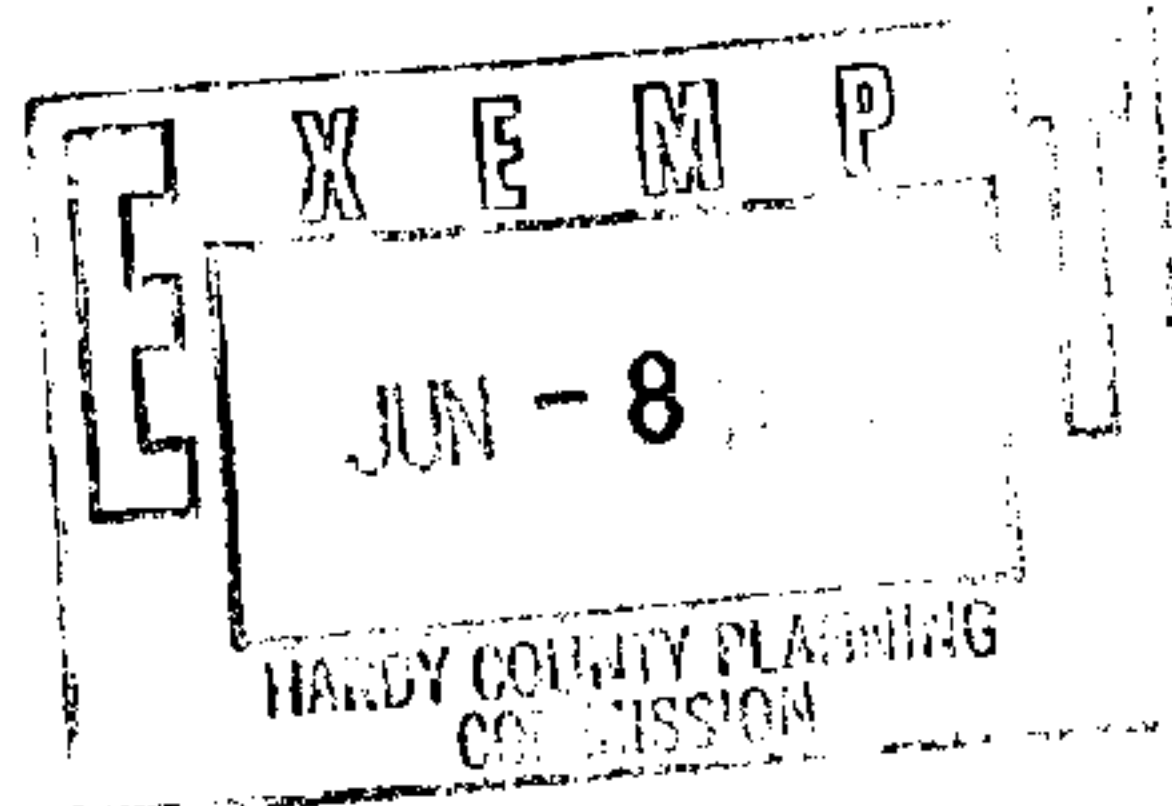
The foregoing instrument was acknowledged before me this the 7th day of June, 2005, by KEVIN EUGENE KLINE.

My commission expires 02-04-08




NOTARY PUBLIC

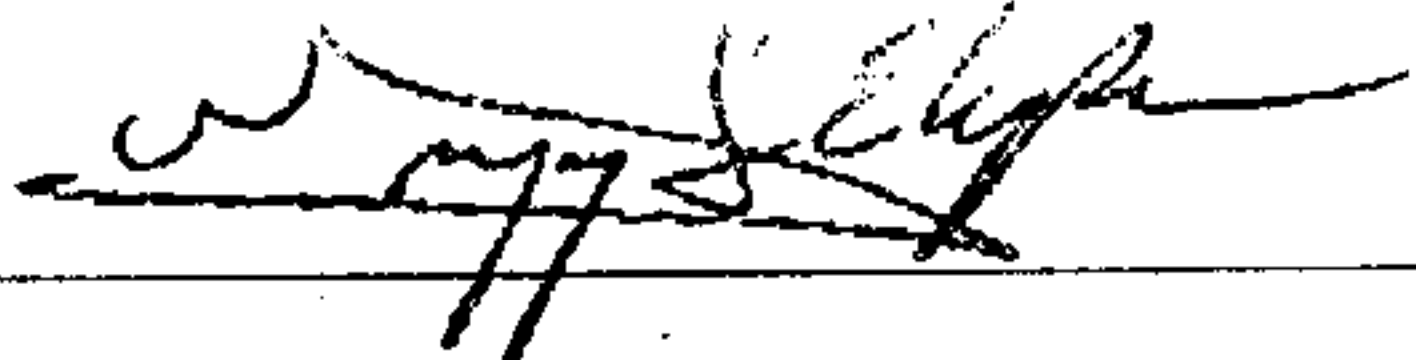
This Instrument was prepared by:
William H. Bean, Attorney at Law
P.O. Drawer 30, 116 Washington Street
Moorefield, West Virginia 26836
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File: 05-8435 kc



BEAN & BEAN
ATTORNEYS AT LAW
116 WASHINGTON STREET
MOOREFIELD, WEST VIRGINIA
26836

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office June 8, 2005 3:06 PM

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

Teste  Clerk.