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B. K. HAYNES CORPORATION,  
A VIRGINIA CORPORATION

TO DEED

DAVID N. HOLT &  
DEBORAH L. HOLT

THIS DEED made and entered into this 21st  
day of JUNE 1985, by and between  
B. K. Haynes Corporation, a Virginia Corporation  
grantor and party of the first part, and  
David N. Holt and Deborah L. Holt, husband and  
wife,

as joint tenants with rights of survivorship, whose address is 13080 Deanmar Dr.  
Highland, Maryland, 20777-----

grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Twenty-Five  
(\$25.00) Dollars, cash in hand paid, and other good and valuable consideration,  
the receipt of all of which is hereby acknowledged, the said party of the first  
part does hereby grant and convey with covenants of general warranty and to be  
free and clear of all liens and encumbrances unto the parties of the second part,  
all that certain tract or parcel of real estate, known and designated as Lot No.  
Thirty-Five (35)----- of LOST MOUNTAIN SUBDIVISION, situate in Sherman  
District of Hampshire County, West Virginia, containing 2.841 acres, more  
or less, according to a plat and survey as prepared by Charles W. W. Stultz  
& Associates, and being a part of a larger tract of land which was conveyed unto  
B. K. Haynes Corporation, a Virginia Corporation, by Deed of Virginia L. Pancake  
and Anne E. Pancake, Co-Executrices of the Estate of Joe A. Pancake, Deceased,  
Et-Als, dated the 10th day of May, 1985, which Deed is duly recorded in the  
Clerk's Office of the County Commission of Hampshire County, West Virginia in  
Deed Book No. 277 at page 166 .

Lot No. Thirty-Five (35)----- herein conveyed, together with all  
the roads, rights of way providing ingress and egress is more fully described  
according to a survey and plat as prepared by Charles W. W. Stultz & Associates,  
which survey plat is of record in the Clerk's Office of the County Commission  
of Hampshire County, West Virginia in Map Book No. 4 at page .

The grantee, owner of Lot No. Thirty-Five (35) shall be granted an  
easement upon Lot No. Thirty-Four (34) for the placement and maintenance of a septic  
system.

This conveyance is subject to all the roads, rights of way, easements utility lines and to all protective covenants and restrictions and the provision for the formation of the Property Owners Association as contained in the Declaration of Restrictions dated the 31st day of May, 1985, executed by B. K. Haynes Corporation, a Virginia Corporation, which is duly recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 277 at page 318

The grantees agree by the acceptance of this deed to pay One Hundred (\$100.00) Dollars, per year, per lot for the maintenance of the roads and any facilities dedicated to Lot Owners in Common.

The taxes will be pro-rated with the grantees reimbursing the grantor for their pro-rata share of the taxes on the parcel of real estate herein conveyed.

It is the purpose and intention of this deed, and it is hereby accepted by the grantees herein, that this property is conveyed unto them with rights of survivorship, that is, if the said David N. Holt----- should die before Deborah L. Holt----- then the entire estate in fee simple shall be and become the sole property of the said Deborah L. Holt----- and if the said Deborah L. Holt----- should die before David N. Holt----- then the entire estate in fee simple shall be and become the sole property of the said David N. Holt.

TO HAVE AND TO HOLD the real estate herein conveyed unto

David N. Holt and Deborah L. Holt, husband and wife, as joint tenants with rights of survivorship, -----  
in fee simple.

IN WITNESS WHEREOF the said Corporation has caused this deed to be signed by its proper officers pursuant to resolutions duly adopted.

ATTEST:

B. K. Haynes  
Its Secretary

B. K. HAYNES CORPORATION

BY

B. K. Haynes  
Its President

(CORPORATE SEAL)

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



I, PAMELA K. KIMBLE, a Notary Public within and for the county and state aforesaid, do hereby certify that Bradley K. Haynes, who signed the writing above, bearing date of the 21 day of June 1985, for B. K. HAYNES CORPORATION, A VIRGINIA CORPORATION, has this day in my said county before me, acknowledged the said writing to be the act and deed of the said Corporation.

Given under my hand this 21 day of June, 1985.

My Commission expires December 4, 1988.

Pamela K. Kimble  
NOTARY PUBLIC

Commissioned as: Pamela K. Duckworth

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned (grantor-s) (grantee-s) do hereby declare the true and actual value of the property transferred by this document to which this declaration is appended to be to the best of my knowledge and belief. \$ 3,600.00.

Given under my hand this 21 day of June, 1985.

David N. Holt

The above deed was prepared by:  
Ralph W. Haines, Attorney  
Romney, WV 26757

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

Be it remembered that on the 28th day of June, 1985, at 10:06 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.