

THIS DEED, made this 19th day of January, 2006, by and between David E. McBride and Helen S. McBride, husband and wife, hereinafter referred to as "Grantors", and Kurt M. Brown and Susan E. Brown, husband and wife, hereinafter referred to as "Grantees".

WITNESSETH: That for value received, the Grantors hereby grant and convey, with covenants of general warranty and against all liens and encumbrances, unto the Grantees, as joint tenants with the right of survivorship as at common law and not as tenants in common, all that certain parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging, situate in Bloomery District, Hampshire County, West Virginia, and more particularly described as follows:

Lot 21, Section 8, Spring Gap Mountain Subdivision, containing 5.02 acres, more or less, as shown and described on a plat prepared by Allen G. Clem, Licensed Land Surveyor, and recorded in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 1, page 97, TOGETHER WITH all roads, rights-of-way, easements, and appurtenances thereunto belonging.
[Tax Map 2-B, parcel 44]

BEING all and the same parcel of real estate which was conveyed to the Grantors from E. Allen Wirtz and Mary I. Wirtz, husband and wife, and Donald R. Wirtz and Shirley E. Wirtz, husband and wife, by a Deed dated the 9th day of January, 1980, and recorded in the aforesaid Clerk's office in Deed Book 241, page 17.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, conditions, easements, rights-of-way and limitations of record, particularly to the provisions of that certain Declaration Of Protective Covenants which are set forth and made a part of the aforementioned Deed (Deed Book 241, page 17).

DOCUMENT
PREPARED BY

D. FRANK HILL, III
ATTORNEY AT LAW
P. O. BOX A
SHEPHERDSTOWN
WV 25443

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment as provided by law, the undersigned Grantors hereby declare that the total consideration paid for the conveyance to which this declaration is appended was ~~XXXXXX~~.

WITNESS the following signatures and seals:

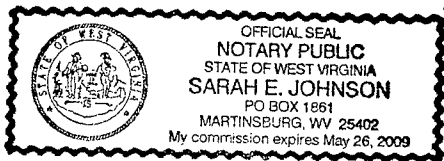
David E. McBride (SEAL)
David E. McBride

Helen S. McBride (SEAL)
Helen S. McBride

STATE OF WEST VIRGINIA,
COUNTY OF JEFFERSON, to-wit:

The foregoing Deed was acknowledged before me in my said county and state by David E. McBride and Helen S. McBride, husband and wife, this 19th day of January, 2006.

(Affix Notarial Seal)



Sarah E. Johnson
Notary Public

My commission expires: 05/26/09

After recording return to:

D. Frank Hill, III
P. O. Box A
Shepherdstown, WV 25443

SHARON H. LINK
HAMPSHIRE COUNTY 12:30:24 PM
Instrument No 80668
Recorded Date 01/20/2006
Document Type DEED
Book-Page 451-490
Rec/Add Fee 10.00 89.00
Transfer Tax 176.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 1/20/06 12:30p.m.

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

Teste Sharon H. Link Clerk.