

JON B. PARHAM
303 MARINER RD
QUEMADO, TX 78877-7776

Mailed: 12-8-10

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JANET G. ST. CLAIR,
TRUSTEE OF THE
RICHARD L. FELLER TRUST
U/A Dated March 3, 2006

TO: DEED

JON B. PARHAM

THIS DEED, Made this 19th day of
October, 2009, by and between Janet
G. St. Clair, Trustee of The Richard
L. Feller Trust U/A Dated March 3,
2006, grantor, party of the first
part, and Jon B. Parham, grantee,
party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$ 10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said party of the first part does, by these presents, grant and convey unto the said party of the second part with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all that certain lot or parcel of real estate, together with all improvements thereon, and all rights, easements and appurtenances thereunto belonging, known and designated as being Lot No. One (1) of Cabin in the Pines Subdivision, containing 2.758 acres, more or less, located and being situate in Gore District of Hampshire County, West Virginia, and being more particularly described on a subdivision plat, dated November 16, 1991, as prepared by Rickie C. Davy, LLS, W. V. License No. 535, which plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 6, at page 116. Reference is hereby expressly made to said plat for a more particular description of the real estate herein conveyed. Said Lot 1 is shown on the 2009 Hampshire County Land Books as being all of Tax Map 8, parcel 90 for said district.

And being a portion of the same real estate which was conveyed into The Richard L. Feller Trust U/A Dated March 3, 2006, C/O Janet G. St. Clair, Trustee, by deed of Richard L. Feller, dated the 15th day of August, 2006, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 458, at page 550.

It is covenanted that the grantee and party of the second part shall be bound by the "Cabin in the Pines Declaration of Protective Covenants, Conditions and Restrictions", dated November 23, 1991, which were recorded in the aforesaid Clerk's Office on December 30, 1991, in Deed

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Book No. 311, at page 398. Furthermore, in any future deed of conveyance from said grantee and party of the second part, said grantee covenants that he shall make reference to the Declaration of Protective Covenants, Conditions and Restrictions and specifically incorporate all of the provisions of said subdivision covenants in any future deed of conveyance of this real estate. These protective covenants and restrictive conditions shall be deemed to be covenants running with the land and binding upon the grantee, his heirs and assigns. The protective covenants and restrictive conditions are now incorporated therein by reference for any and all pertinent purposes, and shall be considered as if they are textually set forth within the body of this deed.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2010, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

I hereby certify, under penalties as prescribed by law, that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$13,750.00. The grantor further affirms that he is a nonresident of the State of West Virginia, and is therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code § 11-21-71b.

WITNESS the following signature and seal:

The Richard L. Feller Trust
U/A Dated March 3, 2006

BY: Janet G. St. Clair, Trustee (SEAL)
Janet G. St. Clair, Trustee