

MAILED: 8-1-06
mfm Kenneth H. Lloyd
392 Guilburg Lane
Blenngville, Va. 22611

BOOK 457 PAGE 481

69200

GORDON WESLEY YOUNG, JR.
and
MARY SUSAN YOUNG, TRUSTEES,
UNDER THE GORDON WESLEY
YOUNG, JR. LIVING TRUST,
DATED MAY 6, 2003

THIS DEED, made this 21st day of July,
2006, by and between Gordon Wesley Young,
Jr., and Mary Susan Young, Trustees, under
the Gordon Wesley Young, Jr. Living Trust,

TO: DEED

dated May 6, 2003, grantors, parties of
the first part, and Kenneth H. Lloyd and

KENNETH H. LLOYD
and

Brenda C. Lloyd, his wife, grantees,

BRENDA C. LLOYD, his wife

parties of the second part,

WHEREAS, by trust dated the 6th day of May, 2003, Gordon Wesley
Young, Jr., did establish The Gordon Wesley Young, Jr., Living Trust.
A Memorandum of Trust, dated June 2, 2003, regarding same, is of record
in the Office of the Clerk of the County Commission of Hampshire County,
West Virginia, in Deed Book 423 at Page 567; and,

NOW, THEREFORE, THIS DEED, TO WIT:

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
parties of the first part do, by these presents, grant and convey unto
the said parties of the second part as joint tenants with full rights of
survivorship as hereinafter enumerated, with Covenants of General
Warranty of Title, all those two certain tracts or parcels of real estate
situate in Springfield District, Hampshire County, West Virginia, being
more particularly described as follows:

FIRST TRACT:

All those two certain tracts or parcels of real estate
designated upon the 2005 land books as containing **185.2544**
acres, together with the improvements thereon, and all rights,
rights of way, easements, waters, minerals, oil and gas and
appurtenances thereunto belonging, being more particularly
described as follows:

FIRST: BEGINNING at a stone thence N. 54 3/4 E. 81 7/10 poles
to a white oak, thence N. 20° 10' E. 66 poles to a stone,
thence S. 73° 5' E. 54 poles to a stone, thence N. 19 3/4 E.
41 poles to a stone, thence N. 76 3/4 W. 89 9/10 poles to a
stone, thence S. 34 1/4 W. 49 poles to a stone, thence S. 44
1/4 W. 10 poles to a stone, thence S. 56 W. 26 3/10 poles to
a post, thence N. 59 W. 31 poles to a stake, thence S. 49° 20'
W. 136 poles to a stake, thence S. 82° 35' E. 120 poles to the
BEGINNING, containing 103.11 acres, more or less.

SECOND: BEGINNING at a stone and 2 W. 0. pointers and a
corner between the grantors herein and _____ Kerns, thence S. 31
W. 107.8 poles to a stone 10 14 small C. O. pointers, thence
in an easterly direction about 100 poles to a W. O. and 3 W.

O. pointers a corner in the W.E. Landis line, thence N. 36 40' E. 152 poles to a locust stake and 2 pine pointers a corner of W.E. Landis and George Cheshire, thence S. 84 05 114 poles to the BEGINNING, containing 87 acres, more or less.

LESS, HOWEVER, all that certain tract or parcel of real estate situate in Springfield District, Hampshire County, West Virginia, containing 4.8356 acres, more or less, by deed dated June 20, 1994, by deed of Howard R. Ritter and Virginia L. Ritter, his wife, unto Rhonda Boothe and Sheridan L. Boothe, wife and husband, of record in the aforesaid Clerk's Office in Deed Book 353 at Page 21.

And being the same real estate conveyed unto Gordon Wesley Young, Jr., and Mary Susan Young, Trustees or their Successors in Trust, under the Gordon Wesley Young, Jr. Living Trust, dated May 6, 2003, by deed of Howard R. Ritter, unmarried, dated June 2, 2003, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 423 at Page 565.

SECOND TRACT:

All that certain tract or parcel of real estate situate in Springfield District, Hampshire County, West Virginia, approximately one-half mile west of the village of Green Spring, West Virginia, and being more particularly described as follows:

"BEGINNING at a No. 5 reinforcing rod set in a line of the Real Estate Improvement Co., a new property corner to Howard Ritter, a No. 5 reinforcing rod set is North 56° 34 minutes, 44 seconds East 36.66 feet from said beginning corner, a corner to the aforesaid and to Ritter; thence along a line of Real Estate Improvement Co. South 56°, 34 minutes, 44 seconds West 1080.00 feet to a No. 5 reinforcing rod set, a new property corner to Ritter; thence across Ritter by new division line North 47°, 45 minutes, 22 seconds West 200.00 feet to a No. 5 reinforcing rod set, a new property corner to the aforesaid; thence continuing across Ritter by new division line North 56°, 34 minutes, 44 seconds East 930.00 feet to a No. 5 reinforcing rod set, a new property corner to the aforesaid; thence continuing across the aforesaid by new division line North 49°, 26 minutes, 27 seconds East 146.48 feet to a No. 5 reinforcing rod set on the southwest side of the Old County Road, a new property corner to Ritter; thence continuing across Howard Ritter by a new division line South 47°, 45 minutes, 22 seconds East 218.79 feet to the BEGINNING, containing **4.8356 acres, more or less**, and as more particularly set forth and shown on that plat of survey as prepared by Edward J. Mayhew, Professional Surveyor, Romney, West Virginia, dated June 4, 1994, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 353 at Page 24.

And being the same real estate that was conveyed unto Gordon Wesley Young, Jr., and Mary Susan Young, Trustees or their Successors in Trust, under the Gordon Wesley Young, Jr. Living Trust, dated May 6, 2003, by deed of Rhonda Brady, one and the same person as Rhonda Boothe, dated November 7, 2003, of record in the aforesaid Clerk's Office in Deed Book 428 at Page 71.

For the consideration set forth, the grantors convey unto the grantee herein a right of way leading from the railroad access road, commonly known as the B&O Road, over the remaining property owned by Howard R. Ritter and Virginia L. Ritter, the said right of way crossing the property of Howard R. Ritter and Virginia L. Ritter in a southwesterly direction leading to the subject real estate herein conveyed for the purposes of ingress and egress to and from said real estate herein conveyed unto the grantee, his heirs or assigns.

This conveyance is subject to the rights of all others in and to the use of the right of way leading from the railroad access road, commonly known as the B&O Road, over the property of Howard R. Ritter and Virginia L. Ritter leading to the real estate herein conveyed, particularly the rights of B&O Railroad and its successor in interest, now known as CSX Railroad, Inc. to that portion of the access road crossing the railroad right of way and real estate.

The real estate herein conveyed is subject to any rights, rights of way, easements, covenants, conditions and restrictions which may affect the real estate, and which are recorded in the aforesaid Clerk's Office.

This conveyance is made unto the grantees herein as joint tenants with full rights of survivorship, which is to say, if Kenneth H. Lloyd should predecease his wife, Brenda C. Lloyd, then the entire fee simple title in and to said real estate shall vest solely in Brenda C. Lloyd; and if Brenda C. Lloyd should predecease her husband, Kenneth H. Lloyd, then the entire fee simple title in and to said real estate shall vest solely in Kenneth H. Lloyd.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2007, although same may still be assessed in the names of the grantors.

This deed is made as an integral part of, and accordingly is further made pursuant to the provisions of Section 1031 of the United States Internal Code for purposes of effectuating a Tax Deferred Exchange, as defined therein, on behalf of the grantees herein.

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.

We 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 \$626,000.00.

WITNESS the following signatures and seals:

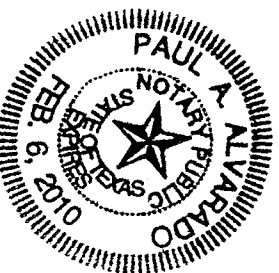
Gordon Wesley Young, Jr. (SEAL)
Gordon Wesley Young, Jr., Trustee
under the Gordon Wesley Young, Jr.
Living Trust, dated May 6, 2003

Mary Susan Young (SEAL)
Mary Susan Young, Trustee
under the Gordon Wesley Young, Jr.
Living Trust, dated May 6, 2003

STATE OF TEXAS,
COUNTY OF EL PASO, TO WIT:

I, Paul A. Alvarado, a Notary Public in and for the county and state aforesaid, do hereby certify that Gordon Wesley Young, Jr., and Mary Susan Young, Trustees, under the Gordon Wesley Young, Jr. Living Trust dated May 6, 2003, whose names are signed and affixed to the foregoing deed dated the 21st day of July, 2006, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 24th day of July, 2006.



Paul A. Alvarado
Notary Public

*This instrument was prepared by
Julie A. Frazer, Attorney at Law,
Carl, Keaton & Frazer, PLLC,
56 E. Main St., Romney, WV 26757.*

CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

SHARON H LINK
HAMP SHIRE County 09:49:11 AM
Instrument No 87527
Recorded Date 07/27/2006
Document Type DEED
Book-Page 457-481
Ref/Add Fee 10.00 1378.20
Transfer Tax 2754.40

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 7/27/06 9:49am
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.