

MINOR M. WATTS, JR.

THIS DEED, Made this 20th day of

December, 2005, by and between Minor

TO: DEED

M. Watts, Jr., grantor, party of the

MICHAEL A. CALLAHAN and
AIMEE E. CALLAHAN, his wife

first part, and Michael A. Callahan

and Aimee E. Callahan, his wife,

grantees, parties 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 parties of the second part as joint tenants with full rights of survivorship as hereinafter enumerated, and with Covenants of General Warranty of Title, all that certain tract or parcel of real estate all that certain tract or parcel of real estate, together with any and all rights, rights of way, easements, improvements, if any, and appurtenances thereunto belonging or in anywise appertaining, containing **92.84 acres**, more or less, situate in Mill Creek District, of Hampshire County, West Virginia, as shown on that certain plat as prepared by Frank A. Whitacre, Inc., Licensed Land Surveyors, Richard L. Moreland, Surveyor, dated October 21, 2004, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 10, at page 47. Said plat is incorporated herein by reference for all pertinent and proper reasons, including a more particular metes and bounds description of the real estate conveyed herein.

And being the same real estate which was conveyed unto Minor M. Watts, Jr. by deed of Donald P. Cookman, Intermediary, dated April 11, 2005, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 442, at page 350.

"For the consideration aforesaid there is further granted and conveyed unto the said parties of the second part, their heirs and assigns, the perpetual right to the use of that certain roadway or right of way lying on what is known as Meadow Ridge and leading from the real estate above described in a westerly direction up the ridge to the Mayhew Hollow Public Road, said roadway to be used for the purposes of ingress

and egress, and the said parties of the second part, their heirs and assigns, shall have the right to use said roadway the entire distance it lies along and borders upon the 16-1/2 acre tract reserved by the grantor herein."

"And for the consideration aforesaid, parties of the second part, their heirs and assigns, are also granted the full and perpetual right to use that certain roadway known as the Mayhew Hollow Public Road which is understood to be a public road and has been such beyond the memory of any living person, and which lies through and upon other real estate belonging to the grantor herein, same to be used for the purposes of ingress and egress."

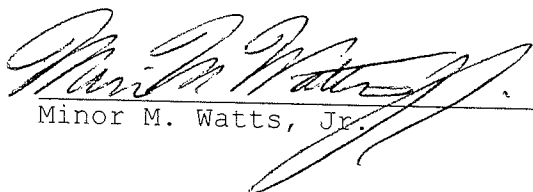
This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Michael A. Callahan predecease his wife, Aimee E. Callahan, then the entire full, fee simple title in and to said real estate shall vest solely in Aimee E. Callahan; and should Aimee E. Callahan predecease her husband, Michael A. Callahan, then the entire full, fee simple title in and to said real estate shall vest solely in Michael A. Callahan.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2006, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in trust for the aforesaid purposes.

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 \$216,000.00.

WITNESS the following signature and seal:

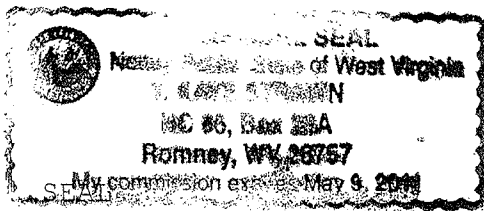
 (SEAL)
Minor M. Watts, Jr.

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, W. Kaye Thawen, a Notary Public in and for the county and state aforesaid, do certify that Minor M. Watts, Jr., whose name is signed and affixed to the foregoing deed dated the ____ day of December, 2005, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 19th day of January, 2006.



W. Kaye Thawen
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.
Njhdeeds/12-20-05
Callahan.Watts