

The real estate herein conveyed is subject to any other rights of way or easements which may affect the same, and which are of record in the aforesaid Clerk's Office.

The real estate conveyed herein shall be taken subject to the following restrictive covenant, which shall be deemed a covenant running with the land: No commercial swine or poultry operation may be conducted on said property.

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 Steven M. Hagee predecease his wife, Kimberly A. Hagee, then the entire full, fee simple title in and to said real estate shall vest solely in Kimberly A. Hagee; and should Kimberly A. Hagee predecease her husband, Steven M. Hagee, then the entire full, fee simple title in and to said real estate shall vest solely in Steven M. Hagee.

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 fee simple forever.

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the above described real estate conveyed by the foregoing and attached deed is \$ 160,000.00. The grantors further affirm that they are residents of the State of West Virginia, and are therefore exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code § 11-21-71b.

WITNESS the following signatures and seals:

 (SEAL)  
Homer L. Feller