

1446-24 Edwin Miller Blvd
Martinsburg, WV 25401

664

DEED

THIS DEED, made and entered into this 22nd day of February, 2000, by and between **MELBOURNE PROPERTIES, INC.**, a West Virginia corporation, Grantor and party of the first part, and **SUZANNE M. RILEY**, married, Grantee and party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, the said party of the first does hereby bargain, sell, grant and convey unto the party of the second part, with Covenants of General Warranty in fee simple, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging, the following described lots, tracts, or parcels of real estate, situate, lying and being in Gore District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

Tracts 1, 2 and 3 (each containing 20.0001 acres) of Slane Meadows subdivision, a plat thereof prepared by R & S Services, Inc., (Plat No. D00-003 dated January 18, 2000) and being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 9 at page 89. Reference is made to said plat for a more particular description of the real estate herein conveyed.

The Grantor further grants and conveys unto the Grantee a non-exclusive right of way leading from West Virginia Secondary Route 3/2 through tract 4, Slane Meadows Subdivision, to the real estate herein conveyed. Said right of way shall be a non-exclusive right of way for the benefit of owner's of Tracts 1, 2, 3 and 4 of Slane Meadows Subdivision.

And being a portion of those same parcels of real estate as were conveyed from David Wayne Disney and Elizabeth L. Disney to Melbourne Properties, Inc., by Deed dated January 31, 2000, and of record in the aforesaid County Clerk's Office in Deed Book 397, page 299.

The real estate herein conveyed shall be subject to a restrictive covenant prohibiting the erection or placement of mobile homes upon any lot within Slane Meadows Subdivision, Tracts 1 through 4.

This conveyance is subject to all easements and rights of way of record or in existence.

RETURN TO:
HOT CHICKLETON
1446-24 EDWIN MILLER BLVD.
MARTINSBURG, WV 25401