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EASTERN BANCSHARES, INC.,
A West Virginia Corporation

TO: DEED

FNB BANK, INC.,
A West Virginia
Banking Corporation

THIS DEED, Made this 12th day of
December, 2008, Eastern Bancshares,
Inc., a West Virginia Corporation,
grantor, party of the first part, and
FNB Bank, Inc., a West Virginia Banking
Corporation, 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 except as hereinafter stated, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate containing **3.354 acres, more or less**, lying on the southeastern side of Sunrise Boulevard (WV HARP 913), north of U.S. Numbered Highway 50, situate in Gore District, Hampshire County, West Virginia, and being more particularly bounded and described as shown on that certain Description of Survey and Plat of Survey for Eastern Bancshares, Inc., as prepared by Richard L. Moreland, Professional Surveyor, dated December 3, 2008, a copy of which Description of Survey is attached hereto and made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said realty, and which said Plat of Survey is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 11, at Page 123. Said real estate is depicted on the 2008 Hampshire County Land Books as being Tax Map 5 Parcel 41.

And being a portion of the same real estate conveyed unto Eastern Bancshares, Inc., by deed of Sunrise Development Co., Inc., Afton R. Malick, Georgia P. Malick, Adrian L. Malick, and Emily D. Malick, dated December 21, 2005, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 451, at page 327.

Particular reference is made to all Notes on said Plat, and the designation on said Plat of the roads and rights of way, easements, etc.,

all of which are by reference made a part hereof for all pertinent and proper reasons. The real estate herein conveyed is conveyed together with and taken subject to all of same, and further, General Warranty does not apply to any and all encroachments or areas wherein the exact location of same were uncertain, as noted on said Plat.

For the consideration hereinbefore set forth, the Grantor further conveys unto the Grantee herein, its successors or assigns, the right and privilege to use all streets and roadways presently located in or that may be constructed in the future in the Sunrise Development, located on the North side of U. S. Route 50, and, in particular, the right and privilege for the Grantee, its successors or assigns, to use Sunrise Boulevard and Ridge Loop Road, as a means of ingress and egress to and from all or any portion of the property herein conveyed. It is further understood that these are non-exclusive rights of way to be used in conjunction with all other parties or interests legally entitled to use same.

For the consideration hereinbefore set forth, the Grantor further conveys unto the Grantee herein, its successors or assigns, rights, easements, rights of way and usage rights necessary to collect and discharge sewage from any and all improvements placed upon the real estate herein conveyed, into the sewer lines, manholes, lagoons, ponds, treatment plants and chlorine contact chamber as is necessary and reasonable to effect Grantee's disposal of the sewage generated and originated upon Grantee's parcel as hereinbefore described and any additional contiguous properties that may hereinafter be acquired by the Grantee, its successors and assigns.

For the consideration hereinbefore set forth, the Grantors further grant and convey unto the Grantee, its successors or assigns, all their right, title and interest in and to the easement, right of way and usage of said easement and right of way, identified upon the plat of record in the aforesaid Clerk's Office in Map Book No. 7, at page 151, as a "20' Wide Utility Easement for Crossroad Development Company", and all of Grantors' right, title, and interest and usage rights, in and to the detention pond identified upon the aforesaid plat as "Stormwater Detention Pond 0.903 acres," together with all rights and privileges that

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the Grantors have to attach to and use, the said "20' Wide Utility Easement for Crossroad Development Company," as to attach to and use, the "Stormwater Detention Pond 0.903 acres," that is necessary for any and all development of the land herein conveyed by the Grantee, its successors or assigns.

For the consideration hereinbefore set forth, the Grantor further conveys unto the Grantee herein, its successors or assigns, the right and privilege to use all easements conveyed unto the Grantor herein by virtue of that certain Easement Deed, executed by Hampshire Square Associates, Limited Partnership, dated September 17, 2003, and of record in the aforesaid Clerk's Office in Deed Book No. 426, at page 321.

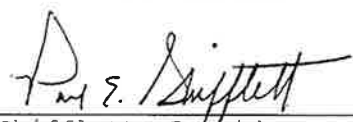
The easements, rights of way and usage rights herein granted are non-exclusive and shall run with the land, and are binding upon and inure to the benefit of Grantee's successors or assigns.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, its successors, and assigns, together with any and all rights, ways, easements, and 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 forgoing and attached instrument is \$84,646.00. And the grantor affirms that the grantor is exempt from the tax withholding requirements of WV Code § 11-21-71b, for the following reason: Transferor is a resident entity of the State of West Virginia.

WITNESS the following signature and seal:

EASTERN BANCSHARES, INC.,
A WEST VIRGINIA CORPORATION

ATTEST:  (SEAL)
Paul E. Shifflett, President

ATTEST:  (SEAL)
Della J. Davis, Secretary

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Return To: *mailed: 9-23-03*
Law Offices of Hoy Shingleton, L.C.
115 Aikens Ctr. Ste. 24
Martinsburg, WV 25401-6210

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EASEMENT DEED

THIS DEED, made and entered into this 17th day of September, 2003, by and between **HAMPSHIRE SQUARE ASSOCIATES, LIMITED PARTNERSHIP**, Grantor and party of the first part, and **EASTERN BANCSHARES, INC.**, 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 part does hereby bargain, sell, grant and convey the following easements, unto the party of the second part, with Covenants of General Warranty in fee simple, lying and being in Gore District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

A. An access easement over existing paved surface areas of the land of the Grantor identified on a plat entitled "Final Subdivision Plat for Eastern Bancshares, Inc." prepared by Rummel, Klepper & Kahl, LLP, dated August 28, 2003, said plat to be recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, as easement Area A-1 and Easement A.

B. An easement twenty (20) feet in width as identified on said plat as Easement H for the purpose of extending electrical service to Out Parcel 1, Out Parcel 2, Out Parcel 3 and Parcel 3 as identified on said plat.

AND BEING easements over and through portions of that same parcel of real estate as was conveyed to Hampshire Square Associates, L.P., by deed of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 318, page 588