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Mailed: 1-18-05
m/m Richard A. Gwizdal
370 Potomac Ave.
Romney, W.V. 26757

LAWRENCE B. MULLINS
AND
STELLA M. MULLINS,
husband and wife

TO: DEED

RICHARD A. GWIZDALE
AND
PATSY A. GWIZDALE,
husband and wife
AND
RICHARD A. GWIZDALE, JR.,
their Son

THIS DEED, Made and entered into
this 11th day of January, 2005 by
and between LAWRENCE B.

MULLINS AND STELLA M.

MULLINS, husband and wife,

Grantors and Parties of the First Part,

AND

RICHARD A. GWIZDALE AND

PATSY A. GWIZDALE, husband and

wife, of 370 Potomac Avenue, Romney,

West Virginia 26757, AND RICHARD

A. GWIZDALE, JR., their Son, AS

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN
COMMON, Grantees and Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS
(\$10.00) cash in hand paid, and other good and valuable consideration deemed valid in law,
the receipt of all of which is hereby acknowledged, the said Grantors and Parties of the First
Part do, by these presents, grant and convey with COVENANTS OF GENERAL
WARRANTY OF TITLE and to be free and clear of all liens and encumbrances unto
RICHARD A. GWIZDALE AND PATSY A. GWIZDALE, husband and wife, AND
RICHARD A. GWIZDALE, JR., their Son, AS JOINT TENANTS WITH RIGHTS OF
SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees and Parties of the
Second Part, the following described tracts or parcels of real estate:

All that certain tract or parcel of real estate, together with any and all rights, rights
of way, roads, buildings and improvements, if any, and appurtenances thereunto belonging
or in anywise appertaining, situate in GORE DISTRICT, HAMPSHIRE COUNTY, WEST

VIRGINIA, known and designated as TRACT NO. THREE (3) of "THE HEARE ESTATES SUBDIVISION", containing 32.292 acres, more or less, as surveyed by C. W. W. Stultz, Professional Engineer, in September of 1990, and subsequently revised on February 11, 1992, as described in that certain description of Survey which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 7 at Page 5, to which Plat reference is hereby made and incorporated herein as if textually set forth verbatim herein.

Being the same real estate conveyed unto Lawrence B. Mullins and Stella M. Mullins, husband and wife, by Deed of Gavin T. Heare and Thelma Corrine Heare, his wife, Gavin Heare and Sandra L. Heare, his wife, Brian Taylor Heare, his wife, dated the 9th day of September, 1992 and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 340 at Page 510.

For the consideration aforesaid, there is further conveyed unto the Grantees herein, their heirs, successors and assigns, a right of way leading from County Route 5/3, over the 60.010 acre parcel of Richard Feller, crossing the 180 acre parcel of Dugan, crossing a portion of the remaining lands of Gavin T. Heare, et ux, herein to the tract herein conveyed, crossing the 7.0 acre parcel of Barbara Norse, and again, crossing the remaining lands of Gavin T. Heare, et ux, to the tract herein conveyed, said right of way crossing over the existing roadway known as County Route 5/3, said right of way is specifically shown on the Plat to which reference is made above being of record in Map Book 7 at Page 5, said right of way to be used for purposes of ingress and egress to and from County Route 5/3 to the tract herein conveyed, and is to be used in conjunction with Gavin T. Heare, et ux, their heirs, successors and assigns for means of ingress and egress to their remaining properties and in conjunction with all other persons having the legal right to use the same.

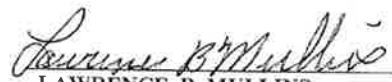
There is further conveyed unto the Grantees herein, their heirs, successors and assigns, a right of way leading from Little Capon Road, a Hampshire County Public Road, being 20 feet in width approximately, across and existing roadway over the lands of Gavin T. Heare, et ux, to the remaining lands of Gavin T. Heare, et ux, which said roadway then crosses the remaining lands of Gavin T. Heare, et ux, to the parcel herein conveyed, said right

of way to be used for purposes of ingress and egress to and from the tract herein conveyed to Little Capon Road, and is also to be used in conjunction with all other persons having the legal right to same, and specifically, Gavin T. Heare, et ux, their heirs, successors and assigns do reserve the right to use this right of way for purposes of ingress and egress to their remaining lands, and said right of way is shown on the aforementioned Plat to which reference is made for all pertinent and proper reasons.

IT IS AGREED AND UNDERSTOOD BY THE GRANTEEES HEREIN THAT THE REAL ESTATE HEREINABOVE DESCRIBED IS CONVEYED UNTO THEM AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all rights, rights of way, roads, buildings and improvements, if any, and appurtenances thereunto belonging or in anywise appertaining unto RICHARD A. GWIZDALE AND PATSY A. GWIZDALE, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees and Parties of the Second Part, in fee simple, forever.

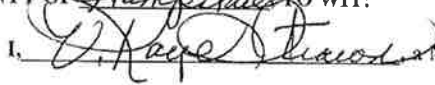
WITNESS the following signatures and seals this 11th day of January, 2005.

 (SEAL)
LAWRENCE B. MULLINS

 (SEAL)
STELLA M. MULLINS

STATE OF West Virginia

COUNTY OF Hampshire TO WIT:

I,  Notary Public in and for the aforesaid

County and State, do hereby certify that LAWRENCE B. MULLINS AND STELLA M.

MULLINS, husband and wife, whose names are signed to the foregoing and annexed writing

bearing date of the 11th day of January, 2005 have each this day acknowledged

the same before me in my County and State.