

Book-Page 341-812
Recording Fee \$11.00
Transfer Tax \$484.00
Habitat Tax \$42.00
Additional \$25.00

THIS DEED, Made this 31 day of January

between EUGENE R. GRAY & BINA F. GRAY, as Co-Trustees of the "Eugene R. Gray & Bina F. Gray Revocable Trust", parties of the first part, hereinafter called GRANTORS, and MIRANDA L. DUNN, whose address is 515 Harvard Avenue, Morgantown, WV 26505, parties of the second part, hereinafter called the GRANTEE.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey, with Covenants of General Warranty, unto the said MIRANDA L. DUNN, and to her heirs and assigns, all the following described tract or parcel of land, situate, lying, and being in Frankfort District, Mineral County, West Virginia, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the center line of Blossom Lane, shown on a plat of Evansdale Subdivision recorded at File 43A, said point being a corner of D. L. McGann (284/570); thence, S 19° 02' 47" E, 20.00' to a rebar found, corner of D. E. Hott (268/239); thence, with Hott, S 44° 55' 01" E, 272.09' to a rebar found; thence, N 69° 56' 47" E, 140.47' to a marked white oak found, corner of D. R. Hartman (246/945); thence with Hartman, S 20° 29' 15" E, 379.40' to another marked white oak found; thence, S 85° 29' 15" E, 257.70' to a rebar set on the West side of Georges Run Road; thence, with it S 25° 00' 51" E, 258.72' to a rebar found, corner of Jo Ellen Evans; thence, with a line of Jo Ellen Evans, N 78° 39' 19" W, 343.14' to a rebar set; thence, S 04° 34' 00" E, 277.16' to a rebar set in a line of the Price Estate (55/1); thence, with it N 72° 11' 39" W, 1,061.96' to a rebar set; thence, by new lines through the parent tract, N 14° 11' 19" E, striking at 438.18' to a rebar set on the South side of Blossom Lane, and continuing 20' more, for a total length of 458.18', to a point in the center line of Blossom Lane; thence, with said center line, S 82° 46' 59" E, 21.32'; thence, N 57° 48' 06" E, 69.45'; thence, N 62° 45' 27" E, 391.60' to a point of BEGINNING, containing 15.94 acres ± as shown on the Plat recorded in Deed Book 297, at Page 150.

BEING the same property which was conveyed unto Eugene R. Gray and Bina F. Gray, as Co-Trustees of the "Eugene R. Gray and Bina F. Gray Revocable Trust" Revocable Trust by Eugene R. Gray and Bina F. Gray, his wife, by deed dated November 27, 2007, which is recorded in the Office of the