

67996

THIS DEED, made and entered into this 21st day of **June, 2001**, by and between **P & P ENTERPRISES LIMITED PARTNERSHIP**, a West Virginia limited partnership, party of the first part, Grantor, and **M. JOHN SANGASSAN**, party of the second part, Grantee.

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 unto the party of the second part, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, the following described lot, tract or parcel of real estate, situate, lying and being in Bloomery District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

LOT NO. 39 of Phase II of Somerset Subdivision as is more fully shown upon a plat thereof prepared by Frank A. Whitacre, surveyor, approved May 17, 2001, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 9, at page 143.

AND BEING a portion of the same real estate as was conveyed unto P & P Enterprises Limited Partnership, a West Virginia limited partnership, Grantor herein, by deed dated April 28, 1995 and recorded in the aforesaid Clerk's office in Deed Book 359, at page 706.

THIS CONVEYANCE IS MADE SUBJECT to those covenants, restrictions and assessments more particularly set forth in that Supplementary Declaration of Reservations and Restrictive Covenants for Somerset, Phase II, dated May 17, 2001, and recorded in the aforesaid Clerk's office in Deed Book 406, at page 181.

THIS CONVEYANCE IS FURTHER SUBJECT to all rights-of-way and easements of record and in existence, including but not limited to the right of Grantor and all property owners within Somerset, their guests and invitees, to use all roads and other common facilities within said subdivision.

THIS CONVEYANCE IS FURTHER SUBJECT to that reservation of coal and other minerals within and underlying the premises, together with the privileges, mining rights and immunities, as set out in that instrument dated June 18, 1906 from Union Lumber Manufacturing Company to Spring Gap Orchard Company recorded in Deed Book 78, at page 386.

THIS CONVEYANCE IS FURTHER SUBJECT to a non-exclusive easement/right-of-way forty-feet (40') in width extending over, along and upon Lot 34 near the southern boundary to provide ingress and egress for purposes consistent with the Supplementary Declaration aforesaid to and from Lot 33 and Wild Apple Lane, to run with the land and be binding on the heirs, successors and assigns of Grantee.

SUBJECT to the foregoing, Grantor WARRANTS GENERALLY the title of the property hereby conveyed.

DECLARATION OF CONSIDERATION

As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by this document is \$24,500.00

WITNESS the following signatures and seals.

P & P ENTERPRISES LIMITED PARTNERSHIP,
a West Virginia limited partnership

(CORPORATE SEAL)

By: L. Patrick Gaffney, Jr.
L. Patrick Gaffney, Jr., General Partner

By: Phyllis J. Gaffney
Phyllis J. Gaffney, General Partner

STATE OF WEST VIRGINIA,

COUNTY OF BERKELEY,

The foregoing instrument was acknowledged before me this 21st day of
June, 2001, by L. Patrick Gaffney, Jr. and Phyllis J. Gaffney,
General Partners of P & P Enterprises Limited Partnership, a West Virginia limited partnership, on
behalf of the limited partnership.

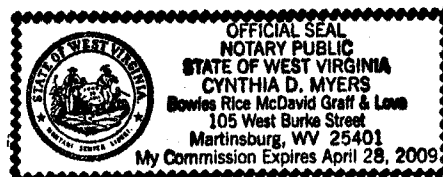
My commission expires:

April 28, 2001
[SEAL]

Cynthia D. Myers
Notary Public

THIS DOCUMENT PREPARED BY:

M. Shannon Brown, Esquire
BOWLES RICE McDAVID GRAFF & LOVE
P. O. Drawer 1419
101 South Queen Street
Martinsburg, West Virginia 25402-1419



MAG.MAG.0057971

HAMPSHIRE COUNTY COM.
DEED Clerk 01
Date/Time: 07/11/2001 09:17
Inst #: 32315
Book/Page: 407- / 385-
Recd/Tax: 118.80 107.80

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 11th day of July, 2001, at 9:17 A.M.,
this Deed was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.

Attest: Sharon H. Link Clerk
County Commission, Hampshire County, W. VA. AEM