

Mailed: Dale Helsley  
222 Killdeer Rd  
Stephens City, Va

11.4.98

63530

000 9

CLARENCE J. ADAMS  
AND <sup>B&P</sup>  
LINDA <sup>E</sup> ADAMS,  
husband and wife

TO: DEED

<sup>B&P</sup>  
DALE <sup>A</sup> HELSLEY  
AND  
JACQUELYN R. HELSLEY,  
husband and wife

THIS DEED, Made and entered into this the  
23<sup>rd</sup> day of October 1998, by and <sup>B&P</sup>  
between Clarence J. Adams and Linda <sup>E</sup>  
Adams, husband and wife, Grantors and  
Parties of the First Part, and Dale <sup>A</sup> Helsley  
and Jacquelyn R. Helsley, husband and wife,  
As Joint Tenants with Rights of Survivorship  
And not as Tenants in Common, Grantees and  
Parties of the Second Part of 222-Killdeer Road  
Stephens City, Virginia 22655.

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 hereby grant and  
convey with Covenants of General Warranty of Title, and to be free and clear of all liens and  
encumbrances, unto Dale <sup>B&P</sup> <sup>A</sup> Helsley and Jacquelyn R. Helsley, husband and wife, as Joint Tenants  
with Rights of Survivorship and not as Tenants in Common the following described tracts or  
parcels of real estate:

FIRST PARCEL: All that certain tract or parcel of real estate known and designated as Lot  
No. Thirty Two (32) of Town Hill Ranches Subdivision, containing 9.914 acres, more or less, near  
Jersey Mountain Road and Three Churches, West Virginia, in Gore District, Hampshire County,  
West Virginia as shown on a Plat of said subdivision recorded in the Office of the Clerk of the  
County Commission of Hampshire County, Romney West Virginia in Map Book No. 4.

SECOND PARCEL: All those certain tracts or parcels of real estate known and designated  
at Lot Nos. Thirty (30) and thirty One (31) of Town Hill Ranches subdivision, containing 2.476  
acres, more or less, and 4.570 acres, more or less, respectively, situate near Jersey Mountain Road  
and Three Churches West Virginia, which lots are more particularly described by that certain Plat  
of survey of Town Hill Ranches subdivision of record in the aforesaid Clerk's Office in Map Book  
No. 4.

Being the same real estate conveyed unto the Grantors herein by Deed of Jerry L. Gearhart,  
Individually and Jerry L. Gearhart, as a partner, dated the 14th day of September 1995, and of record  
in the Office of the Clerk of the county Commission of Hampshire County, West Virginia in Deed  
Book 363 at page No. 309.

The real estate herein conveyed is also subject to any rights or easements which may affect  
the same and which are of record in the aforesaid clerk's Office, and it is expressly understood that

00 10  
the Grantees take title subject to the protective covenants, conditions and restrictions for the Town Hill Ranches Subdivision, which are of record in Deed Book 280 at Page 282. These protective covenants and restrictive conditions shall be deemed to be covenants running with the land and binding upon the Grantees, their heirs and assigns. The protective covenants and restrictive conditions are now incorporated herein by reference for any and all pertinent purposes, and shall be considered as if they are textually set forth within the body of this deed. Furthermore, the Grantees, in making and executing any future conveyances of the real estate herein conveyed, covenant that they shall refer to and incorporate as a part of their deed of conveyance all of the aforesaid protective covenants and restrictive conditions.

Although the real estate taxes will be pro-rated between the parties as of the day of closing the Grantees agree to assume and be responsible for the real estate taxes on the subject real estate beginning with the calendar year 1999 although the same may still be assessed in the name of the Grantors.

TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all rights, rights of way, easements, roads, improvements, if any, and appurtenances thereunto belonging or in anywise appertaining unto Dale <sup>B&P</sup> ~~H.~~ Helsley and Jacquelyn R. Helsley, husband and wife, as Joint Tenants with Rights of Survivorship and not as Tenants in Common, Grantees and Parties of the Second Part, their heirs, successors, and or assigns, in fee simple, forever.

WITNESS the following signatures and seals:

Clarence J. Adams (SEAL)  
CLARENCE J. ADAMS

Linda E. Adams (SEAL)  
LINDA E. ADAMS

STATE OF WEST VIRGINIA

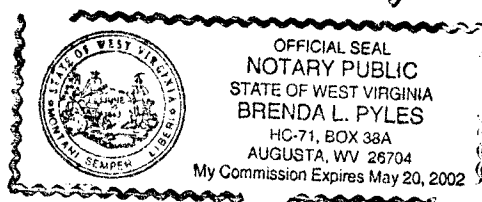
COUNTY OF HAMPSHIRE, TO WIT:

I, Brenda L. Pyles, a Notary Public in and for the aforesaid County and State do hereby certify that Clarence J. Adams and Linda <sup>B&P</sup> ~~E.~~ Adams whose names are signed to the foregoing and annexed writing, bearing the date of the 23rd day of October, 1998, has this day acknowledged the same before me in my County and State.

Given under my hand this 23rd day of October, 1998.

My commission expires: May 20, 2002.

ROYCE B. SAVILLE, L.C.  
ATTORNEY AT LAW  
ROMNEY, W. VA. 26757



Brenda L. Pyles  
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

CC 11

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare that the total consideration for the property conveyed by this document to which this declaration is appended is \$33,000.00.

Clarena J. Adams  
GRANTOR/GRANTEE

THIS INSTRUMENT WAS PREPARED BY ROYCE B. SAVILLE  
ATTORNEY AT LAW OF ROYCE B. SAVILLE, L.C.  
95 WEST MAIN STREET, P.O. BOX 2000  
ROMNEY, WEST VIRGINIA 26757-2000

without title examination  
c:\deed\adams  
blp 10/2/98

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

Be it remembered that on the 23rd day of October, 19 98, at 1:18 P.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 Nancy C. Jeller Clerk  
County Commission, Hampshire County, W. VA. PS

CASTO & HARRIS, INC., SPENCER, WV RE-ORDER No. 5477-97

ROYCE B. SAVILLE, L.C.  
ATTORNEY AT LAW  
ROMNEY, W. VA. 26757