

Mailed: 1-10-05

Puell & Puell Attorneys @ Law

P.O. Box 440

Martinsburg,

W.V. 25401

64995

BOOK 439 PAGE 653

THIS DEED, made and entered into this 6th day of December, 2004, by and between

LARRY L. FULLER, party of the first part, hereinafter referred to as Grantor, and BRETT MATTHEW FULLER and MEGAN LEE FULLER, his son and daughter, as joint tenants with the rights of survivorship and not as tenants in common, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of FIVE DOLLARS and 00/100 (\$5.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, and by these presents have granted, bargained, sold and conveyed unto the Grantees, as joint tenants with the rights of survivorship as hereinafter set forth, in fee simple, with covenants of general warranty, and against all liens and encumbrances, that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Sherman District, Hampshire County, West Virginia, and more particularly described as follows:

All that certain parcel of real estate as shown upon a plat prepared by Charles P. Dawson, Licensed Land Surveyor, a copy of which Metes and Bounds Description and Plat which were purportedly attached to the deed of Robert Q. Hott, et als., to Larry L. Fuller and Becky J. Fuller, and made a part thereof for all proper and pertinent reasons, which deed is recorded in the Office of the Clerk of the County Commission of Hampshire County in Deed Book 299, at page 764.

AND BEING the same real estate which was conveyed to Larry L. Fuller by deed dated the 3rd day of February, 1995, from Becky J. Fuller, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 359, at page 116.

TO HAVE AND TO HOLD the above described real estate unto the said BRETT MATTHEW FULLER and MEGAN LEE FULLER, brother and sister, with survivorship upon the death of either unto the survivor of the two of them, in fee simple.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantor hereby declares that this transaction is exempt from the excise tax on the transfer of real estate in West Virginia in that it is a transfer from parent to child.

WITNESS the following signature and seal.

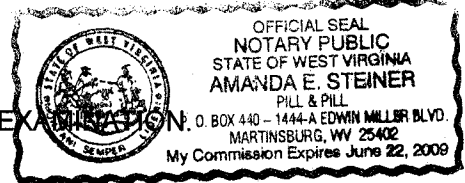
Larry L. Fuller
Larry L. Fuller

STATE OF WEST VIRGINIA
COUNTY OF BERKELEY, to-wit:

The foregoing instrument was acknowledged before me this 6th of December 2004,
by Larry L. Fuller, the Grantor named herein.

[Signature]
Notary Public

My commission expires: 6-22-09



THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

THIS DEED PREPARED BY:
David D. Pill, Esquire, PILL & PILL
85 Aikens Center
P. O. Box 440
Martinsburg, West Virginia 25402-0440

AFTER RECORDING, PLEASE RETURN TO:
Brett Matthew Fuller
Megan Lee Fuller
P.O. Box 94
Romney, WV 26757

csc/49232 Fuller to Fuller Deed

SHARON H. LINK
HAMPSHIRE County 12:11:55 PM
Instrument No 67885
Recorded Date 01/04/2005
Document Type DEED
Book-Page 439-653
REC/ADD Fee 10.00 1.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 11/4/05 12:11 p.m.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office
and admitted to record.

Teste

Sharon H. Link

Clerk.