

Mailed: 5-31-06
M/M Michael J. Ferry
5000 Euclid Dr.
Hlenxington, md. 20895

68700

BOOK 455 PAGE 353

DENNIS SACOTO and
ANNALIESE IMPINK, his wife

TO: DEED

MICHAEL J. FERRY and
BARBARA P. FERRY, his wife

THIS DEED, made this 18th day of May, 2006,
by and between Dennis Sacoto and Annaliese
Impink, his wife, grantors, parties of the
first part, and Michael J. Ferry and
Barbara P. Ferry, his wife, grantees,
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 at law, receipt whereof being hereby acknowledged, the said
parties of the first part do, by these presents, grant and convey unto
the said parties of the second part, as joint tenants with full rights
of survivorship as hereinafter enumerated, and with covenants of General
Warranty of Title, all their right, title, and interest, being a one-half
undivided interest, in and to the following described parcels of real
estate:

First: All that certain lot or tract of real estate situate in Capon
District of Hampshire County, West Virginia, known and designated as **Lot
"B" of Buck's Knoll Farm, containing 2.151 acres, more or less**, according
to a survey and plat prepared by Frank A. Whitacre, Licensed Land
Surveyor, West Virginia License No. 506, dated the 15th day of August,
1983, a copy of said plat being of record in the Office of the Clerk of
the County Commission of Hampshire County, West Virginia, in Deed Book
No. 285, at page 548, and by reference, made a part hereof for a more
particular metes and bounds description of said real estate.

Second: **A one-seventh (1/7) undivided interest in and to a tract of
real estate containing by calculation 237.899 acres, more or less**, being
the residue of a tract of real estate containing 254.5 acres, more or
less, as was originally conveyed by deed of Duke A. McDaniel and Ralph
W Haines, Special Commissioners, to W. Willard Wirtz, et als, dated
June 20, 1975, and of record in the aforesaid Clerk's Office in Deed Book
No. 265, at page 593, LESS off conveyances of record of lots designated
A, B, C, D, E, F, and I, which real estate is assessed upon the 2005 Land
Books for Capon District, Hampshire County, West Virginia, in the name
of W. Willard Wirtz, et als, as containing 237.89 acres, and designated
as Tax Map 26, Parcel 23.

And being the same real estate conveyed unto Dennis Sacoto and
Annaliese Impink, his wife; and Michael Ferry and Barbara Ferry, his
wife; by deed of Robin L. Schwarz, by Gregory A. McGruder, her Attorney

CARL KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

in Fact, and Gregory A. McGruder, dated November 18, 1998, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 388, at page 605.

The real estate herein conveyed is subject to the protective covenants and restrictions of Buck's Knoll Maintenance Association, Inc., which are covenants running with the land, a copy of which are of record in the aforesaid Clerk's Office in Deed Book No. 280, at pages 300-301. The real estate herein conveyed as "Second Tract" is subject to additional covenants running with the land which are contained in a deed from W. Willard Wirtz, et als, to Kamak Development Company, Inc., dated August 31, 1983, of record in the aforesaid Clerk's Office in Deed Book No. 265, at page 593, and which are expressly incorporated herein by reference.

This real estate is also subject to that certain corporation known as Buck's Knoll Maintenance Association, Inc., the charter for which has been duly recorded in the aforesaid Clerk's Office in General Record Book No. 8, at page 612, and further subject to the Bylaws, Rules, and Regulations of said Association.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Michael J. Ferry should predecease his wife, Barbara P. Ferry, then the entire fee simple title in and to said real estate shall vest solely in Barbara P. Ferry; and if Barbara P. Ferry should predecease her husband, Michael J. Ferry, then the entire fee simple title in and to said real estate shall vest solely in Michael J. Ferry.


Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2006, although same may still be assessed in the names of the grantors.

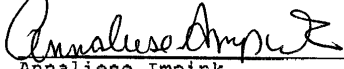
TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, easements, improvements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the one-half undivided interest in real estate conveyed by the foregoing and attached deed is \$56,086.00.

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WITNESS the following signatures and seals:

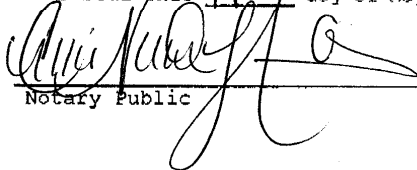

Dennis Sacoto (SEAL)

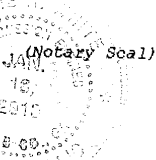

Annaliese Impink (SEAL)

STATE OF GEORGIA,
COUNTY OF Dekalb, TO WIT:

I, Callie White, a Notary Public in and for the county and state aforesaid, do hereby certify that Dennis Sacoto and Annaliese Impink, his wife, whose names are signed and affixed to the foregoing instrument dated the 18th day of May, 2006, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 19 day of May, 2006.


Notary Public



This instrument was prepared by
Julie A. Frazer, Attorney at Law,
Romney, West Virginia.

CALLIE N. WHITE
Notary Public, Dekalb County, Georgia
My Commission Expires Jan. 19, 2010

CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26767

SHARON H. LINK
HAMPSHIRE COUNTY 11:56:12 AM
INSTRUMENT NO 85335
REGISTERED DATE 05/23/2006
DOCUMENT TYPE DEED
BOOK PAGE 455-35
REC/ADD FEE 10.00 125.300
TRANSFER TAX 268.600

server\Documents\Share\Fam\WP\Deeds\Buck's Knoll Fam\List 6.Fam.2006.wpd

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office Sharon H. Link 11:56am

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.