

Mailed: Deborah Mumpower
Rt 1 Box 318 6-17-86
Romney, WV

41382

567

JAMES E. MUMPOWER

THIS DEED, made and entered into this 9th

TO: DEED

day of June, 1986, by and between JAMES E.

DEBORAH G. MUMPOWER

MUMPOWER, grantor and party of the first

part, and DEBORAH G. MUMPOWER, grantee

and party of the second part.

WHEREAS, the parties hereto are husband and wife;

WHEREAS, by deed dated the 9th day of November, 1981, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 253 at Page 452, the parties hereto were conveyed certain real estate located in the Sunrise Summit Subdivision located in Gore District, Hampshire County, West Virginia, and designated as Lot No. 5; and,

WHEREAS, the parties hereto are now living separate and apart from each other, and intend and contemplate that their separation will be permanent; and,

WHEREAS, in connection with said separation, the parties hereto have entered into a Separation and Property Settlement Agreement, wherein the party of the first part agreed to execute and deliver unto the party of the second part a deed conveying all of his right, title and interest in and to the aforescribed real estate;

NOW, THEREFORE, THIS DEED.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the grantor and party of the first part, JAMES E. MUMPOWER, does, by these presents, grant and convey with COVENANTS OF SPECIAL WARRANTY unto the said DEBORAH G. MUMPOWER, all of the grantor's right, title, and interest in and to all that certain lot or parcel of real estate known and designated as Lot No. 5 of the Sunrise Summit Subdivision, situate in Gore District, Hampshire County, West Virginia, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, said real estate being all of the same real estate as shown on the map or plat of the Sunrise Summit Subdivision and duly recorded in the Office

of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book No. 3 at Page 38, which map or plat may be referred to for a more complete description by metes and bounds:

The interest in real estate herein conveyed is all of the same real estate that was conveyed unto the grantor herein in that certain deed dated the 9th day of November, 1981 which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book No. 253 at Page 452, wherein Del Construction Company, Inc, a Corporation, was the grantor, and the said JAMES E. MUMPOWER and DEBORAH G. MUMPOWER, his wife, were the grantees.

It is the purpose and the intention of this deed to convey unto the grantee, DEBORAH G. MUMPOWER, all his right, title, and interest in and to the aforescribed real estate now owned by the grantor, JAMES E. MUMPOWER, so that, henceforth, the said DEBORAH G. MUMPOWER, shall be the sole owner of said real estate.

As indicated aforesaid, this deed is made in compliance with that certain Separation and Property Settlement Agreement dated the 10th day of March, 1986, between the parties hereto and in connection with that certain divorce action pending in the Circuit Court of Hampshire County, West Virginia styled Deborah D. Mumpower, Plaintiff vs. James E. Mumpower, Defendant and bearing Civil Action No. 86-C-39.

The grantee herein, DEBORAH G. MUMPOWER, does hereby contract and agree to assume and pay the balance of principal together with interest due upon that certain note executed by JAMES E. MUMPOWER and DEBORAH G. MUMPOWER, his wife, dated the 25th day of November, 1981 payable to the Farmers Home Administration, United States Department of Agriculture, in the original principal sum of Thirty Eight Thousand Four Hundred Dollars (\$38,400.00). Said note is secured by a deed of trust dated the 25th day of November, 1981, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed of Trust Book No. 106 at Page 693, wherein JAMES E. MUMPOWER and DEBORAH G. MUMPOWER, his wife, are the grantors and John C. Musgrave is trustee, and the Farmers Home Administration, United States Department of Agriculture, is the beneficiary.

The said DEBORAH G. MUMPOWER, does further contract and agree to save harmless the said JAMES E. MUMPOWER relative to the payment of said note and interest thereon, and the said party of the second part herein further agrees to pay said note according to its tenor, and all payments and obligations thereunder required to be done or performed by the said DEBORAH G. MUMPOWER and JAMES E. MUMPOWER shall be done and performed by her, the said DEBORAH G. MUMPOWER, and the said DEBORAH G. MUMPOWER, does further contract and agree to abide by and carry out all terms of the deed of trust mentioned aforesaid securing said note and save JAMES E. MUMPOWER harmless.

The grantee herein joins in the execution of this deed for the purpose of agreeing to the assumption of the note and deed of trust as aforesaid.

TO HAVE AND TO HOLD the interest in real estate herein conveyed together with all rights, ways, easements, and appurtenances thereunto belonging or in anywise appertaining unto the said DEBORAH G. MUMPOWER, in fee simple, forever.

WITNESS the following signatures and seals:

James E. Mumpower (SEAL)
JAMES E. MUMPOWER

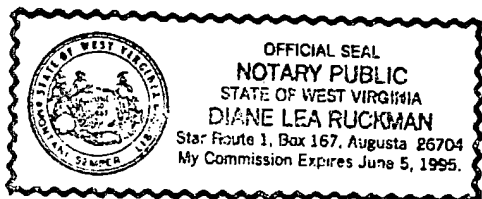
Deborah G. Mumpower (SEAL)
DEBORAH G. MUMPOWER

STATE OF WEST VIRGINIA,
COUNTY OF Hampshire, TO WIT:

The foregoing deed was acknowledged before me this 9th day of June, 1986, by JAMES E. MUMPOWER.

My commission expires: June 5, 1995.

Diane Lea Ruckman
NOTARY PUBLIC

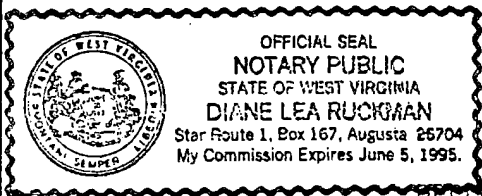


DONALD H. COOKMAN, L.C.
ATTORNEY AT LAW
THE OLD BANK OF ROMNEY BLDG.
ROMNEY, WV 26757

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

The foregoing deed was acknowledged before me this 9th day of June, 1986, by DEBORAH G. MUMPOWER.

My commission expires: June 5, 1995.



Diane Lea Ruckman
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned do hereby declare that the transfer of realty contained in the document to which this declaration is appended is not subject to the State Excise Tax upon the transfer of realty, inasmuch as this is a conveyance from husband to wife, with total consideration paid therefor being ONE DOLLAR (\$1.00).

Given under our hands this 9th day of June, 1986.

James E. Mumpower
JAMES E. MUMPOWER

Deborah G. Mumpower
DEBORAH G. MUMPOWER

This deed was prepared by DONALD H. COOKMAN, L.C., Attorney at Law, Old Bank of Romney Building, Romney, West Virginia, 26757, WITHOUT EXAMINATION OF TITLE OR REPORT.

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

Be it remembered that on the 9th day of June, 1986, at 3:53 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. Zeller Clerk
County Commission, Hampshire County, W. Va.

CASTO & HARRIS INC., SPENCER, W. VA. RT-30RDR NC 86143-D

DONALD H. COOKMAN, L.C.
ATTORNEY AT LAW
THE OLD BANK OF ROMNEY BLDG.
ROMNEY, WV 26757