

Mailed Richard Woll
8747 Spring Brook Way
Odenton, Md 8-31-98

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THIS DEED, Made and entered into this the 17 day of August, 1998, by and between **PATRICIA T. RITCHIE** and **PATRICIA T. RITCHIE, ATTORNEY-IN-FACT for DANIEL D. RITCHIE**, her husband, Grantors and parties of the first part, and **RICHARD S. WOLL**, Grantee and party of the second part.

WITNESSETH: That for and in the consideration of the sum of TWENTY THOUSAND NINE HUNDRED DOLLARS (\$20,900.00), cash in hand paid, the receipt of which is hereby expressly acknowledged, the Grantors and parties of the first part do hereby grant, sell and convey, with covenants of general warranty of title, unto the Grantee and party of the second part, all that certain tract or parcel of real estate containing 4.500 acres, more or less, together with any and all rights, rights-of-way, easements, improvements and appurtenances thereunto belonging, lying and being situate in Sherman District, Hampshire County, West Virginia, in what is known as the subdivision of "Crescent Crossing," and being designated as Tract No. 12 on a plat or map of said subdivision made by Charles R. Byers, Licensed Land Surveyor No. 792, which said plat or map is of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 8, at Pages 139 - 146. Reference is now made to said plat or map for any and all pertinent purposes, and specific reference is hereby made for a surveyed description of the real estate being conveyed herein.

The tract of parcel of real estate being hereby conveyed is a portion of a larger tract or parcel of real estate deeded to Patricia T. Ritchie and Daniel D. Ritchie, her husband, by Walter D. Hansen and Jane S. Hansen, his wife, by that certain deed dated November 7, 1996, and of record in said Clerk's Office in Deed Book No. 371, at Page 782. Reference is hereby made to said deed for any and all pertinent purposes.

WALTERS,
KRAUSKOPF & ROTH
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

Real estate taxes on the real estate, the subject of this conveyance, shall be paid by the Grantors for all those taxes that are due and payable in the fall of 1998; and beginning in the spring of 1999 and thereafter, said taxes shall be paid by the Grantee herein, his successors, heirs or assigns, without regard to in whose name same are assessed.

The Grantors herein have caused to be prepared an instrument entitled, "Crescent Crossing Dedication of Plat and Declaration of Protective Covenants, Conditions and Restrictions," which provides for the dedication of roadways within the subdivision and also imposes certain restrictive covenants, conditions, duties, obligations and responsibilities which affect the tract or parcel of real estate being hereby conveyed, and the same are therein stated to attach to and run with the land. Said instrument is of record in said Clerk's Office in Deed Book No. 383, at Page 54, and the provisions thereof are incorporated into this deed as though the same appeared textually verbatim herein.

The said Daniel D. Ritchie, husband of Patricia T. Ritchie, has heretofore executed a Power of Attorney authorizing the said Patricia T. Ritchie as his attorney-in-fact for the purpose of executing deeds of this nature. Said Power of Attorney has been duly recorded in said Clerk's Office in Deed Book No. 383, at Page 54.

It is understood and agreed between the Grantors and the Grantee herein that, for and in the consideration hereinbefore set forth, the Grantors are conveying unto the Grantee the mineral rights in and to the 4.500 acre tract or parcel of real estate, the subject of this conveyance. It is further understood and agreed between the parties hereto that the Grantors do further, for and in the consideration hereinbefore set forth, assign, set over, convey and transfer, unto the Grantee herein, all of the Grantors' rights, title and interest in and to any delayed rentals or royalties arising out of any oil and gas lease that might be

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currently in effect as same would relate to the larger tract or parcel of real estate, of which subject real estate is a portion. This conveyance of mineral rights and the assignment of leasehold benefits shall relate only to the tract or parcel of real estate being hereby conveyed.

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declare that the total consideration of the property conveyed by the document to which this declaration is appended is \$20,900.00.

WITNESS the following signatures and seals:

Patricia T. Ritchie (SEAL)
Patricia T. Ritchie

Patricia T. Ritchie attorney-in-fact for Daniel D. Ritchie (SEAL)
Patricia T. Ritchie, Attorney-in-Fact for Daniel D. Ritchie

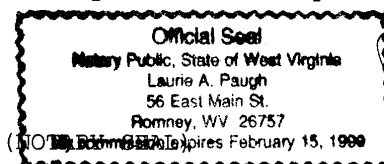
STATE OF VIRGINIA West
COUNTY/CITY OF Hampshire, to-wit:

I, Laurie A. Paugh, a Notary Public in and for the County and State aforesaid, do hereby certify that Patricia T. Ritchie and Patricia T. Ritchie, Attorney-in-Fact for Daniel D. Ritchie, her husband, whose names are signed to the foregoing writing, bearing date the 17th day of August, 1998, have this day acknowledged the same before me in my said County and State.

WALTERS,
KRAUSKOPF & ROTH
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

Given under my hand this 17th day of August, 1998.

My commission expires 2/15/99



Laurie A. Paugh
Notary Public

This instrument prepared by Jack H. Walters
Walters, Krauskopf & Roth, Attorneys at Law,
P. O. Box 119, Moorefield, WV 26836.

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

Be it remembered that on the 19th day of August, 1998, at 10:12 A M., this Need 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. shl