

Mail 12/29/86  
Jerry E. Penn  
6328 Sandchain Rd.  
Col

10668

Lot  
No. 42104

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THIS DEED, Made this the 6th day of December, 1986, by and between PATTEN CORPORATION MID-ATLANTIC, a Delaware Corporation, qualified to do business in the State of West Virginia, GRANTOR and party of the first part, and JERRY E. PENN and JOANNE G. PENN, as joint tenants with right of survivorship, and not as tenants in common, GRANTEES and parties of the second part, of 6328 Sandchain Road, Columbia, Maryland 21045.

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of all of which is hereby acknowledged upon delivery of this deed, the said PATTEN CORPORATION MID-ATLANTIC, a Delaware Corporation, GRANTOR and party of the first part, does hereby grant and convey, with covenants of general warranty of title, to and unto the said JERRY E. PENN and JOANNE G. PENN, GRANTEES and parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, jointly for life, and upon the death of either of them, the other or survivor, shall be seized in fee simple, absolute of the whole thereof, his or her heirs and assigns, forever, all of that certain lot or parcel of real estate containing 4.65 acres, more or less, situate in Grant District, Grant County, West Virginia, and being designated as Lot No. 55, "Nancy Hanks Farm".

This being a part of the real estate conveyed Patten Corporation Mid-Atlantic, a Delaware Corporation, by deed dated July 24, 1986, from William W. Lawrence, Jr. and Rita W. Lawrence, his wife, and William W. Lawrence and Oneida H. Lawrence, his wife, and which said deed is of record in the Grant County Clerk's Office in Deed Book 149 at page 19.

A master Plat of the "Nancy Hanks Farm" has been admitted to the records in the Grant County Clerk's Office on October 3, 1986 and is of record in Plat Book No. 3, page number to be assigned; there has also been admitted to record in said Clerk's Office the "Declaration of Restrictions and Covenants" and that same have been recorded in said Clerk's Office in Deed Book No. 150, page 13, and Addendum to the "Declaration of Restrictions and Covenants" which has been recorded prior to the recordation of this deed and which Addendum is of record in said Clerk's Office in Deed Book 150, page 339.

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The master Plat, Declaration of Restrictions and Covenants, and Addendum to Protective Covenants and Restrictions are made a part of this deed as though textually and graphically incorporated herein, and that the aforesaid shall be incorporated and made a part of any future coveyances and are applicable to the heirs, successors or assigns of the grantees herein.

"DECLARATION OF CONSIDERATION OF VALUE"

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declares the total consideration of the property transferred by the document to which this declaration is appended is \$ 7,900.00 .

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized on this the 6th day of December , 1986.

PATTEN CORPORATION MID-ATLANTIC  
a Delaware Corporation

BY Gary P. Sumner  
Its President

ATTEST:

Rosemary Kessler  
Secretary

STATE OF WEST VIRGINIA,  
COUNTY OF GRANT, TO-WIT:

I, PATRICIA A. THORNE , a Notary Public in and for the County and State aforesaid, do certify that GARY P. SUMNER, President, who signed the writing above bearing date on the 6th day of December , 1986 , for PATTEN CORPORATION MID-ATLANTIC, a Delaware Corporation, has this day in my said County, before me, acknowledged the said writing to be the act and deed of the said Corporation.

Given under my hand this the 6th day of December , 1986 .

My commission expires July 13, 1996 .  
OFFICIAL SEAL  
NOTARY PUBLIC  
STATE OF WEST VIRGINIA  
PATRICIA A. THORNE  
P. O. Box 218, Petersburg, W.Va. 26847  
My Commission Expires July 13, 1996.  
Patricia A. Thorne  
NOTARY PUBLIC.

THIS INSTRUMENT WAS PREPARED BY GEARY AND GEARY, ATTORNEYS,  
P. O. BOX 218, PETERSBURG, WEST VIRGINIA 26847.

GEARY AND GEARY  
ATTORNEYS AT LAW  
P.O. BOX 218  
PETERSBURG, WEST VIRGINIA  
26847-0218

Grant County, to-wit:  
State of West Virginia,

On the 8th day of December , 1986 , this deed with the certificates thereon annexed, was filed in the Clerk's Office of the County Court of Grant County, and admitted to record at 1:14 P.M. . Said Deed had affixed County and State of West Virginia Property Transfer Tax Stamps of the value of \$ 26.40 cancelled as the law directs. Fee \$ 3.00 paid.

Attest:

Harold G. Hiser Clerk  
County Court Grant County, West Virginia