

PAUL D. JAMES
8140 NECK RD
WILLIAMSPORT, MD 21795-

mailed: 10-24-07

BOOK 469 PAGE 100

71978

KENNETH DENABURG

THIS DEED, Made this 16th day of

October, 2007, by and between

TO: DEED

Kenneth Denaburg, grantor, party of

PAUL D. JAMES and
LAURA A. WILLIAMS

the first part, and Paul D. James

and Laura A. Williams, grantees,

parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said party of the first part does, 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, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate, together with all rights, privileges, improvements, rights of way, and appurtenances thereunto belonging or in anywise appertaining, situate in Bloomery District, Hampshire County, West Virginia, and more particularly described as **Tract No. D-15 of Section D, of Cabin at Capon Bridge Subdivision, containing 2.079 acres**, more or less, a plat of said tract being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book No. 3, at page 110, to which plat reference is made for a more particular description of the real estate herein conveyed, together with the use of the streets of said subdivision for access.

And being the same real estate which was conveyed unto Kenneth Denaburg by deed of Etheldreda San Diego Olivar, by deed dated May 20, 2003, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 425, at page 180.

Together with and subject to the use of all conservation easements as shown and designated on the plats of Cabin at Capon Bridge Subdivision.

This conveyance is subject to the Protective Covenants, stipulations, conditions, and restrictions of record in said Clerk's Office in Deed Book No. 259, at page 270.

This conveyance is subject to all public utility easements of record in the aforesaid Clerk's Office.

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

The Grantor further grants and conveys unto the Grantees, in common with all other owners of tracts within Cabin At Capon Bridge Subdivision, the non-exclusive right to use that certain area designated as a hunting preserve (containing 37.434 acres), known and designated as Tract C-4 on the plat of Section C, of record in the aforesaid County Clerk's Office in Map Book No. 3, at page 109.

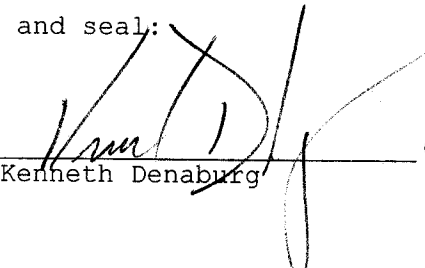
This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Paul D. James predecease Laura A. Williams, then the entire full, fee simple title in and to said real estate shall vest solely in Laura A. Williams; and should Laura A. Williams predecease Paul D. James, then the entire full, fee simple title in and to said real estate shall vest solely in Paul D. James.

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 2008, although same may still be assessed in the name of the grantor.

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

I hereby certify, under penalties as prescribed by law, that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \$6,000.00.

WITNESS the following signature and seal:

 (SEAL)
Kenneth Denaburg

STATE OF West Virginia,
COUNTY OF Montgomery, TO WIT:

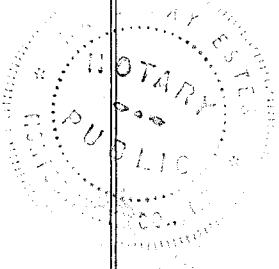
I, April Kay Cates, a Notary Public, in and for the county and state aforesaid, do hereby certify that Kenneth Denaburg, whose name is signed and affixed to the foregoing instrument dated the 16th day

of October, 2007, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 16 day of October, 2007.

Sharon H. Link
Notary Public

SEAL



This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.

Njh/deeds/CabinAtCB.15D.James&WilliamsfromDenaburg.2007.1124
spk.10.17.07

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

SHARON H. LINK
HAMPSHIRE COUNTY 11:52:18 AM
Instrument No 101174
Date Recorded 10/18/2007
Document Type DEED
Book-Page 469-100
Rec/Preserve \$10.00 \$1.00
Transfer Tax \$26.40
FPP Tax \$13.20
WV AHTF Tax \$20.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 10/18/07 11:52AM

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.