

Mailed 5-12-95
Jeffrey Scott Small,
Craig Bennett Small, &
Allison Bryna Small
1280 Wedgewood Manor Way
Reston, Va. 22094

NEIL SMALL and BARBARA SMALL
both of whom are unmarried
TO: DEED
JEFFREY SCOTT SMALL, CRAIG BENNETT SMALL
and ALLISON BRYNA SMALL

THIS DEED, made and entered into this 29th day of March, 1995, by and between NEIL SMALL, single, and BARBARA SMALL, single, grantors and parties of the first part, and JEFFREY SCOTT SMALL, CRAIG BENNETT SMALL and ALLISON BRYNA SMALL, grantees and party 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 in law, the receipt of all of which is hereby acknowledged, the said grantors do, by these presents, grant and convey with COVENANT OF GENERAL WARRANTY, COVENANT OF SEISIN and COVENANTS AGAINST ENCUMBRANCES unto the said GRANTEES AND PARTIES OF THE SECOND PART, as tenants in common, the following described real estate:

That certain lot lying and being situated in Lost River District, Hardy County, West Virginia, and more particularly described as follows:

LOT NUMBER THREE (3) Fox Squirrel Acres North Section of the Lost River Valley Subdivision, containing 5.01 acres, more or less, a plat of said section of the Lost River Valley Subdivision is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Map Book no. 2, page 92, 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.

The real estate herein conveyed is the same tract of land conveyed unto the grantors by deed from Tuscarora Land Co., a Pennsylvania Corporation, by deed dated January 2, 1981, and of record in the Hardy County Clerk's Office in Deed Book No. 165, at Page 114, to which reference is now made. THIS CONVEYANCE is subject to the rights, rights-of-ways, covenants and restrictions for said subdivision of record in the aforesaid County Clerk's Office in Deed Book 157, page 316.

TO HAVE AND TO HOLD the real estate herein conveyed, unto the said grantees, their heirs, successors and assigns, in fee simple, and as tenants in common.

DECLARATION OF CONSIDERATION OF VALUE: Under the penalties

of fine and imprisonment as provided by law, the grantors do hereby certify that the property being transferred by this deed is exempt from the West Virginia Transfer and Excise Tax because it is a transfer from parent to child.

Neil Small (SEAL)
NEIL SMALL

Barbara Small (SEAL)
BARBARA SMALL

STATE OF Virginia,

COUNTY OF Fairfax, to-wit:

I, Patricia L. Leighton, a Notary Public of the County and State aforesaid, duly commissioned and qualified, do certify that Neil Small, whose name is signed to the Deed hereto annexed bearing date the 29th day of March, 1995, has this day acknowledged the same before me in said County and State.

Given under my Hand and Official Seal this 10th day of April, 1995.

My commission expires 7-31-98

Patricia L. Leighton (SEAL)
Notary Public

STATE OF Virginia,

COUNTY OF Fairfax, to-wit:

I, Donna M. Amussen, a Notary Public of the County and State aforesaid, duly commissioned and qualified, do certify that Barbara Small, whose name is signed to the Deed hereto annexed bearing date the 29th day of March, 1995, has this day acknowledged the same before me in said County and State.

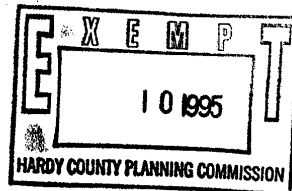
Given under my Hand and Official Seal this 2nd day of May, 1995.

My commission expires November 30, 1996.

Donna M. Amussen (SEAL)
Notary Public

This deed was prepared by:
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Moorefield, West Virginia 26836
304/538/6198
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BEAN & BEAN
ATTORNEYS AT LAW
116 WASHINGTON STREET
MOOREFIELD, WEST VIRGINIA

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office May 9, 1995 3:35 p.m.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste [Signature] Clerk.