

GENERAL WARRANTY DEED

64-5350

THIS DEED, made this 7 day of December, 2007,
by and between MICHELE FELTON and WALTER KEVIN FELTON,
GRANTORS, and TIMOTHY S. HOOPER and STACY HOOPER,
GRANTEES.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS and for other good and valuable consideration, the receipt whereof is hereby acknowledged, said GRANTORS do hereby GRANT and CONVEY unto the said GRANTEES, jointly with right of survivorship, remainder to the survivor of them, the following described property, together with all the improvements, appurtenances and hereditaments thereto appertaining:

All that tract or parcel of land except as hereinafter reserved and provided situate in the County of Brooke and State of West Virginia, on the waters of Cross Creek, which is bounded and described as follows:

BEGINNING at an elm on the small run; thence S 18 - 1/3 deg. W Fifty-eight (58) poles to a black oak; thence N 78 deg. W seventy-nine (79) poles to a stone; thence N 34 degrees E eighty-seven (87) poles to a stone; thence N 54 deg. W one hundred fifty-six (156) poles to a stone; thence N 5 - 1/4 deg. W twenty-one (21) poles to a stone; thence N 73 deg. E one hundred seventy-four (174); thence S 15 1/2 deg. E Thirty-three and fifteen one hundredths (33.15) poles to a stone; thence S 83 1/2 deg. E twenty-six and six one hundredths (26.06) poles to a black oak; thence S 2 - 3/4 deg. W one hundred fifty-three and six one hundredths (153.06) poles; thence N 77 deg. W twenty-three (23) poles to the place of beginning containing one hundred and sixty-five (165) acres together with the buildings etc on said premises.

Said conveyance is also subject to, and there is excepted and reserved from this conveyance, certain portions of said tract of land heretofore conveyed to James C Jenkins, Margaret McCormick and W. Richard Stanley, which said three tracts or parcel so sold are further described as follows:

The deed from Anna J Mechlin and J.C. Mechlin, her husband, dated July 18, 1940, to James C Jenkins, conveying 10.5 acres, which said deed is of record in the Office of the Clerk of the County Court of Brooke County, West Virginia, in Deed Book No 71, at page 560.

A deed from Anna J Mechling and J.C. Mechling, her husband, dated June 19, 1940, to Margaret McCormick, conveying 3-10/100ths acres, and of record in the deed records aforesaid in Deed Book No 71, at page No 568.

A deed from J.C. Mechling and Anna J Mechling, his wife, dated March 24, 1942, to W. Richard Stanley and Margaret McCormick conveying 11.9 acres, and of record in the deed records aforesaid in Deed Book No 75, at page NO 88, reference being made to the said last three deeds for a better and more complete description of the three said tracts so excepted from the 165 acre tract as heretofore mentioned and described.

There is also excepted and reserved from said conveyance, and this conveyance is also subject to all rights of way and easements heretofore granted over and upon the property hereby conveyed, which are of record in the office of the Clerk of the County Court of Brooke County, West Virginia.

There is also hereby accepted and reserved by the Grantors herein the following described parcel of land, a plat of which attached hereto and incorporated herein:

All that certain tract of land situates in the District of Cross Creek, County of Brooke, State of West Virginia, being more particularly described as follows:

BEGINNING at an iron pin, corner to lands of Dodd, Deed Book 183, at page 518, in the Line Fence of the original Mechling Farm and the true place of beginning of the property here to be reserved; thence with said line S 03 degrees 30' 22'' W 1733.70 feet to the point in the Road leading to Amspoker Ridge and also being the corner to the original Mechling Farm; thence N 76 degrees 14' 38'' W 266.21 feet to the point on Tent Church Road; thence with Tent Church Road, the following four (4) calls, N 29 degrees 28' 05'' E 125.287 feet, N 11 degrees 37' 35'' E 228.71 feet, N 05 degrees 33' 35'' E 780.25 feet, N 07 degrees 58' 37'' E 567.893 feet to a point and the southwest corner to Lands of Dodd, Deed Book 183, at page 518; thence with the Dodd line S 87 degrees 15' E 102.60 feet to the place of beginning containing 6.243 acres, more or less, and being a fractional part of lands of Robert Klemmer, Deed Book 243, at page 415, and also being a portion of the original Mechling Farm.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton, HW, to James A Rahr and Geraldine A Rahr, dated January 2, 2004, in Book 306, at page 592 for 2.488 acres from subject property.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton to Matthew C Lewis and Holly W Lewis, dated July 21, 2003, and recorded in Book 304, at page 182 for 73.67 acres.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton, to William Richard Wills, unmarried, dated March 28, 2003, and recorded in Book 302, at page 65 for 2.58 acres.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton to Mark Paul Yocum, dated December 11, 2002, and recorded in Book 301, at page 069 for 2.76 acres.

Said property is made subject to an EASEMENT by and between Walter Kevin Felton and Michele Ann Felton to Verizon West Virginia Inc., dated February 28, 2003, and recorded in Book 302, at page 852.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton, to Jason P Nuzum, single, dated July 25, 2002, and recorded in Book 297, at page 731.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michelle Ann Felton, to Kenneth Gratkie, single, and Sandra Morris, single, dated February 19, 2002, and recorded in Book 295, at page 187 for 2.76 acres.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton, how to Eric T Mechling and Kristine H Mechling, dated September 18, 2002, and recorded in Book 292, at page 731 for 2.8 acres.

Said property is made subject to OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton, to David A Clark and Margaret A Clark, dated July 20, 2001, and recorded in Book 291, at page 730 for 6.10 acres.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton to Donna L Reda and Thomas L Hodge, dated July 26, 2001, and recorded in Book 291, at page 717 for 4.3 acres.

Said property is made subject to an OUT CONVEYANCE by and between Walter Kevin Felton and Michele Ann Felton to David A Clark and Margaret A Clark, dated July 13, 2001, and recorded in Book 291, at page 489 for 6.10 acres.

BEING parts of the land conveyed to Walter Kevin Felton and Michele Ann Felton, husband and wife, the Grantors herein, by Deed of Robert S. Klemmer and Laverta E. Klemmer, husband and wife, and Kylene C. Williams, Single, bearing date the 16th day of August, 1989, and recorded in the office of the

Clerk of the County Commission of Brooke County, West Virginia, in Deed Book No. 251, Page 261.

This conveyance is made subject to any and all exceptions, covenants, conditions, restrictions, reservations, easements, oil and gas and mineral leases and rights-of-way of record as found in the chain of title in the aforesaid Clerk's office.

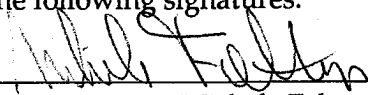
Grantors have no actual knowledge or reason to believe that the property, the substrata, or subsurface of the property has been used for storage, treatment or disposal of hazardous waste or contains an underground storage tank or tanks.

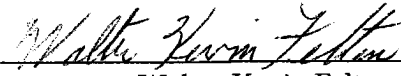
This Conveyance is further made subject to the restrictions, reservations and exceptions, rights of way, covenants and conditions set forth on the plat of said subdivision and in prior deeds of conveyance in the chain of title from which it derives.

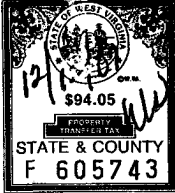
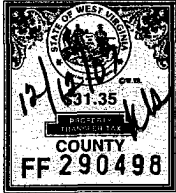
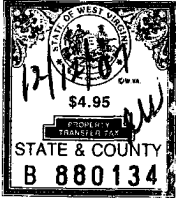
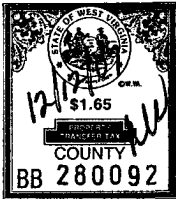
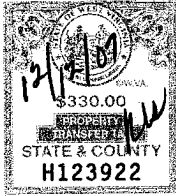
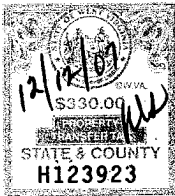
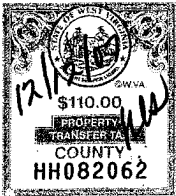
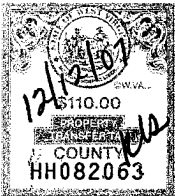
By the property of this deed, Vincent S. Gurrera, Attorney at Law, makes no representation or warranty with respect to the extent or quality of title to the property hereby conveyed or to any other matter that may be disclosed in a title examination.

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby declare that the transfer involved in the document to which this declaration is appended is \$258,500.00.

WITNESS the following signatures:


Michele Felton

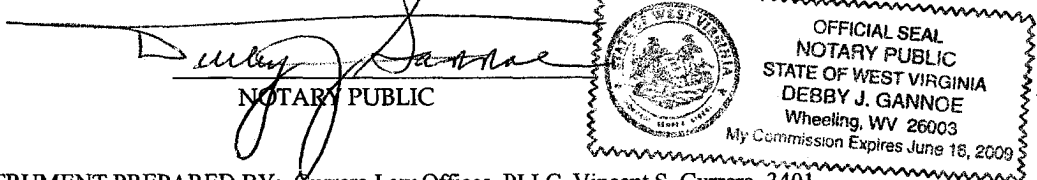

Walter Kevin Felton



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

The foregoing instrument was acknowledged before me by Michele Felton and Walter Kevin Felton on the 7 day of December, 2007.

My commission expires: June 16, 2009



THIS INSTRUMENT PREPARED BY: Gurrera Law Offices, PLLC, Vincent S. Gurrera, 3401 Pennsylvania Avenue, Weirton, West Virginia, 26062 (304)723-3861.

STATE OF WEST VIRGINIA, COUNTY OF BROOKE, to-wit:

The foregoing paper writing was this day, December 12, 2007
at 11:09 (a.m., p.m.) presented for record in my office, and thereupon, together with the certificate thereto annexed is admitted to record.

Teste: Sylvia J. Berzo Clerk, Brooke County Commission