

THIS DEED, Made this 11th day of May, 1971, by and between Nina L. Strawser, a widow, party of the first part, Grantor, and Dennis Small and Cynthia Small, husband and wife, parties of the second part, Grantees.

WITNESSETH: That for and in consideration of the sum of One Thousand Dollars (\$1,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the said Grantor, Nina L. Strawser, a widow, does hereby grant and convey, with covenants of General Warranty, unto the said Grantees, Dennis Small and Cynthia Small, husband and wife, jointly and equally with rights of survivorship as hereinafter provided, that certain parcel of real estate, situate in Clinton District, Monongalia County, West Virginia, more particularly bounded and described as follows:

Beginning at an iron pin in the private road, which private road connects onto West Virginia Secondary Route 119/13, thence S. 44° 33'-1/2' E. 265.52 feet to a point in the run; thence N. 76° 30' E. 54.26 feet; thence S. 14° 00' E. 190.10 feet to an iron pin; thence S. 76° 30' W. 677.02 feet to an iron pin; thence N. 59° 31' W. 24.72 feet to an iron pin in the southern boundary line of said private road; thence with 4 calls along said private road as follows: N. 7° 29' E. 58.13 feet to an iron pin; N. 36° 36' E. 75.03 feet to an iron pin; N. 55° 56' E. 286.94 feet to an iron pin; N. 24° 45' E. 250.65 feet to an iron pin, the point and place of beginning, and being a parcel of land containing 3.52 acres as surveyed and platted by R. E. Baker, said plat being dated April 27, 1971, which plat is attached hereto and made a part hereof; and being a part of the same real estate which was conveyed to Nina L. Strawser and Roy E. Strawser by Walter C. Spring and Pearl Marie Spring by

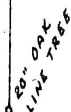
deed dated October 1, 1947, which deed is of record in the office of the Clerk of the County Court of Monongalia County, West Virginia, in Deed Book 404, at page 305. The subject property was part of the land conveyed to Nina L. Strawser and Roy E. Strawser jointly and equally with rights of survivorship, and the said Roy E. Strawser died on September 21, 1970, vesting his one-half ownership in the property in Nina L. Strawser.

The said grantor hereby grants and conveys unto the said grantees a right of way in common with the grantor, her heirs and assigns, over that certain private roadway, as shown upon the plat attached hereto, and adjoining the parcel hereby conveyed, at all times and for all purposes with the right to use said right of way to be vested in the grantees herein, their heirs and assigns, grantees and assigns to have equal responsibility for maintenance thereof.

This conveyance is made subject to all reservations, exceptions, restrictions, covenants and conditions imposed upon said real estate by the grantor and her predecessors in title.

The subject property is part of the real estate listed upon the land books of Clinton District, Monongalia County, for the taxable year 1970, as follows: Strawser, Nina L. & Roy E., 23 Acres Sur., Laurel Run.

It is expressly provided and intended that if the said Dennis Small shall die before the said Cynthia Small, then his share or moiety in the above-described real estate shall go and belong to and be vested in the said Cynthia Small as her sole and entire property in fee; and that if the said Cynthia Small shall die before the said Dennis Small, then her share or moiety in said real estate shall belong to and be vested in the said Dennis Small as his sole and entire property in fee.



DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, I hereby declare that the total consideration paid for the property conveyed by the document to which this declaration is appended is One Thousand Dollars (\$1,000.00).

WITNESS the following signature and seal.

Nina L. Strawser
Nina L. Strawser

(SEAL)

STATE OF WEST VIRGINIA,

COUNTY OF MONONGALIA, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do certify that Nina L. Strawser, a widow, whose name is signed to the writing above, bearing date the 11th day of May, 1971, has this day acknowledged the same before me in my said County.

Given under my hand this 21 day of May, 1971.

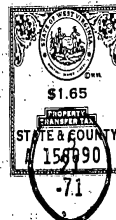
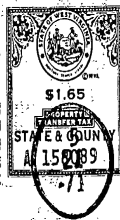
My commission expires March 12, 1979
~~August 15, 1977~~.

Richard E. Rowe

Notary Public in and for
Monongalia County, West Virginia

THIS INSTRUMENT WAS PREPARED BY:

Clark Frame
Attorney at Law
162 Chancery Row
Morgantown, West Virginia



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

I, TOM JACKSON, Clerk of the County Court of the County aforesaid, do certify that the aforesaid writing together with the certificates and \$ 3.38 cancelled State and County Excise Stamps, thereto attached, was this day presented to me in my office, and was admitted to record therein, at 3:13 o'clock P.M.

Given under my hand this 21 day of MAY, 1971

Tom Jackson, Clerk