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BOOK NO. 875 JEFFERSON COUNTY

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THIS DEED made this 16th day of September, 1997, by and between DOROTHY L. PORTERFIELD, a widow, party of the first part and hereinafter referred to as Grantor, and JACOB H. BINKLEY and ANNA M. BINKLEY, husband and wife, parties of the second part and hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantees, with covenants of general warranty, in fee simple, as joint tenants with right of survivorship as at common law, and not as tenants in common, all the following tract of land, on the west side of West Virginia County Numbered Route 17 and on the north side of West Virginia County Numbered Route 16/3, situate in Shepherdstown District, Jefferson County, West Virginia, more particularly described as follows:

BEGINNING at a point in the intersection of the centerlines of West Virginia County Numbered Route 17 and 16/3, thence leaving Route 17 and with the centerline of Route 16/3 N 72°46'42" W 1641.90 feet to a point, corner to Dale C. Sullivan, thence leaving said centerline and with Sullivan N 07°06'13" W at 16.46 feet crossing the northern right of way of said route, a rebar set, at 642.38 feet crossing the corner to Raymond F. Houser, Jr., a rebar found, and with Houser IN ALL 1262.83 feet to a rebar found, thence continuing with Houser N 72°55'52" W 1158.75 feet to a rebar found, corner to Snyder, thence with Snyder N 18°17'36" E 99.96 feet to a set stone, found, corner to Jack W. Catrow, thence with Catrow for three lines S 72°56'23" E 1698.27 feet to a corner fence post, found, thence N 19°02'57" E 49.00 feet to a corner fence post, found, thence S 72°55'14" E 392.13 feet to a corner fence post, found, corner to Charles R. French, thence with French S 72°55'14" E 371.41 to a rebar found, corner to Erick E. Speck, thence with two lines of Speck S 17°03'18" W 301.75 feet to rebar found, thence S 76°36'27" E 221.73 feet to a rebar found, corner to Sylvia A. Morrison, thence with Morrison for two lines S 24°57'01" W 487.21 feet to

Mailed 9-26-97 Jacob H. Binkley & Anna M. Binkley

a rebar found, thence S 76°36'27" E at 692.31 feet to a rebar found, IN ALL 712.39 feet to a point in the centerline of West Virginia County Numbered Route 17, thence with said centerline S 18°23'05" W 581.19 feet to the point of beginning containing 47.213 acres, more or less, as surveyed in September, 1997, by Charles R. Byers, PS No. 792, and as shown on a plat dated September 10, 1997, a copy of which is attached hereto and recorded herewith.

AND BEING the balance of the same tract conveyed from Daniel C. and Helen E. Link to Max Allen and Dorothy L. Porterfield, his wife, as joint tenants with right of survivorship, by deed dated April 26, 1952, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 187, at Page 399. Max Allen Porterfield died August 29, 1992, and by virtue of the survivorship provisions contained in said deed, title to the aforesaid tract of land vested in his widow, Dorothy L. Porterfield.

THIS CONVEYANCE IS MADE SUBJECT TO the restrictive covenant that no mobile home shall be placed, kept or maintained on the property. This covenant shall run with the land and be binding upon the Grantees and their successors and assigns.

THIS CONVEYANCE IS MADE SUBJECT TO all covenants, restrictions and easements of record.

DECLARATION OF CONSIDERATION OR VALUE

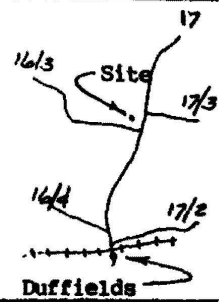
Under penalty of fine and imprisonment as provided by law, the undersigned Grantor hereby declares that the value of the real estate conveyed by the document to which this declaration is appended was \$147,000.00.

WITNESS the following signature and seal.

Dorothy L. Porterfield
DOROTHY L. PORTERFIELD

Part North MB 5 P 18

Tract shown is located on Tax Sheet 20 Par 4.1



Vicinity Map

Legend

Property Line -
Rebar Found, Unless
Labelled
Point

Private Road

Snyder
DB 107 P 33

518°17'36"E
99.91'

**Set Stone
Found,**

Dale C. Sullivan | TM 21 P 16.7
DB 575 P 423
TM 21 P 17

Raymond F.
Houser, Jr.
DB 567 P 682

Jack W. Catrow
DB 514 P 587
TM 21 P 9

NV County No.
Route 16/3

47.213 ACRES

MAX ALLEN & DOROTHY L.
PORTERFIELD
DB 187 P 399
TM 20 P 4.1

N 19° 02' 57" E
49.00'

Charles R. French
DB 779 P 352
TM 20 P 1

Erick E. Speck
DB 847 P 406
TM 20 P 4.2

Sylvia A. Morrison
DB 548 P 359
TM 20 P 4

- WV County No. Route 17

Surveyed in September 1997 by
Charles R. Byers
204 Lee Street
Martinsburg, WV 25401

Charles R. Byers PS No. 792

**PLAT OF SURVEY
FOR
DOROTHY PORTERFIELD
SHEPHERDSTOWN DISTRICT JEFFERSON COUNTY
WEST VIRGINIA
SCALE: 1"=400' SEPTEMBER 10, 1997**

Being the balance of the same tract conveyed from Daniel C. & Helen E. Link to Max Allen & Dorothy L. Porterfield by deed dated April 26, 1952, and recorded in Deed Book 187 at page 399.

