

KRISTEN VICTORIA FERRITER  
PO BOX 321  
UNION, WV 24983-0321

Donald J Evans  
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Recording Fee \$11.00  
Transfer Tax \$264.00  
HB4331 Tax \$132.00  
Additional \$25.00

Return To:

Kristen Victoria Ferriter  
830 Fox Creek Hollow Road *PO BOX 321*  
Union, West Virginia 24983

DEED

THIS DEED, made this 9th day of August, 2012, by and between  
**PETER A. DELCIOPOPO**, party of the first part, and **KRISTEN VICTORIA  
FERRITER**, party of the second part.

W I T N E S S E T H

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 and sufficiency of all of which is hereby acknowledged, the party of the first part does hereby GRANT and CONVEY, unto the party of the second part, any and all of his right, title and interest in and to all of that certain lot, tract or parcel of land together with the buildings and improvements thereon, easements, rights of way, and the appurtenances thereunto belonging, situate in Union District, Monroe County, West Virginia, and being more particularly described as follows:

Beginning at a rebar set in the average existing centerline of the gravel Coyote Ridge Road, a corner on the line of Walnut Ridge Forest, Estate 16, S. & C. Baez (DB 244/208) being also S 53-05-10 E, 20.77 from a 12" Hickory found, a corner to Baez; thence with center of said 60' wide ingress-egress utility easement Coyote Ridge Road, access through Mountain America L.L.C. et als is provided, many lines along average meander lines of the road; 30' each side with residue of Walnut Ridge L.L.C.;

N 58-14-53 E, 28.59,  
N 69-25-55 E, 86.57,  
N 78-14-14 E, 90.16,  
N 43-17-01 E, 78.02,  
N 22-19-37 E, 88.08,  
N 26-07-26 E, 94.92,  
N 26-07-26 E, 94.92,  
N 22-40-02 E, 69.91,  
N 43-33-48 E, 69.54,

S 85-11-12 E, 75.58 feet to a corner in said centerline of Coyote Ridge Road, a corner to Walnut Ridge L.L.C.; thence departing said private road easement with Walnut Ridge L.L.C. S 18-18-53 E, crossing approximate tract line at 25.7, thence with Mountain America L.L.C. residue of 214 acre tract (DB 239/485) 760.42 total overall distance to a 6" Locust, a corner to residue of Mountain America L.L.C.; 10 new lines through residue;

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S 79-41-46 E, crossing into a private 60' wide access road Fox Creek Hollow Road, subject to all road regulations and utilities;

S 79-41-46 E, 200.37 to a rebar set existing center, thence departing said road;

S 00-23-33 E, 168.92 feet to a point in the center of creek/ravine; thence down ravine (see plat);

S 78-13-32 W, 104.32 to a point,

S 64-28-31 W, 47.19 to a point,

S 55-06-23 W, 64.21 to a point,

S 35-00-15 W, 42.50 to a point,

S 25-17-47 W, 36.76 feet to the north fork of a 6" dbl. Maple, new corner on the south bank of creek/ravine, thence;

N 56-58-30 W, crossing creek/ravine at 15', a total overall distance of 271.30 to a rebar set in the average existing center of a 60' wide ingress-egress utility easement Fox Creek Hollow Road, thence crossing said road and diverging from said road;

S 80-22-17 W, 198.26 feet to a rebar set, a corner to Mountain America L.L.C. (DB 239/485-214 acre tract and a corner on the line of S. & C. Baez Walnut Ridge Forest Estate 16, 2 lines;

N 35-15-11 E, 300.00, to a rebar set;

N 53-04-37 W, passing a tract line at 356.9 approximately, thence with said Baez, Estate 16, through Walnut Ridge L.L.C., total overall distance of 528.49 to the beginning containing 9.082 acres, more or less, as surveyed by Mountaineer Land Surveys, April 2006.

The aforesaid real estate is the same as that conveyed to Peter Delcioppo and Sherry M. Delcioppo by Deed dated the 22nd day of May, 2006, from Walnut Ridge, LLC, a Nevada Limited Liability Company, and Mountain America, LLC, a Maryland Limited Liability Company, which Deed is of record in the Office of the Clerk of the County Commission of Monroe County, West Virginia, in Deed Book No. 247, at Page 114. The interest of Sherry M. Delcioppo being conveyed to Peter Delcioppo by Deed dated the 27th day of April, 2011, which is of record in the aforesaid Clerk's Office in Deed Book 266, at Page 504, reference to which Deeds are hereby made for all pertinent purposes.

The party of the first part covenants with the party of the second part that he will WARRANT GENERALLY the property hereby conveyed and that the same is free and clear of all liens and encumbrances.

THIS DEED IS MADE SUBJECT to those certain Covenants,

Conditions, Restrictions, Reservations, and Easements which are contained in certain documents recorded in the aforesaid Clerk's Office in Deed Book 240, at Page 187, in Deed Book 240, at Page 391, and Deed Book 242, at Page 398.

THIS DEED IS MADE SUBJECT to any reservations, restrictions and limitations contained in prior deeds which constitute the chain of title to said real estate.

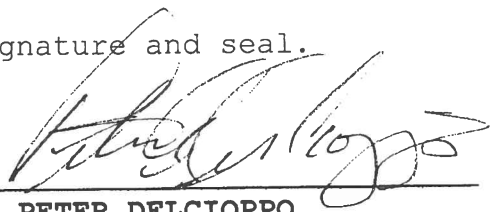
**DECLARATION OF RESIDENCY**

Under the penalties of perjury as provided by law, the undersigned Grantor does hereby declare that he is a resident of the State of West Virginia, therefore the change of ownership effected by this Deed is exempt from the requirements of West Virginia Code § 11-21-71B.

**DECLARATION OF CONSIDERATION**

Under the penalties as provided by law the party of the first part herein declares that the total consideration paid for this transfer is \$ 60,000.00.

WITNESS the following signature and seal.

  
\_\_\_\_\_  
PETER DELCIOPPO (SEAL)

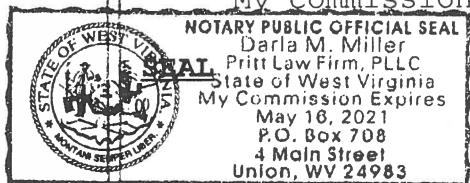
STATE OF West Virginia,

COUNTY OF Marion, TO-WIT:

I, Darla G. Miller, a Notary Public in and for said county and state, do hereby certify that Peter Delcioppo, whose name is signed to the writing above, bearing date the 10th day of August, 2012, has this day acknowledged the same before me.

Given under my hand and Official Notarial Seal this 10th day of August, 2012.

My commission expires: May 16, 2021



Darla G. Miller  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY JEFFRY A. PRITT, PRITT LAW FIRM, PLLC, P.O. BOX 708, UNION, WEST VIRGINIA, 24983.