

THIS DEED, made this 24th day of August, 2007, by and between HILLTOP HOUSE, LLC, a limited liability company, party of the first part and hereinafter referred to as Grantor and SWaN Hilltop Hotel, LLC, party of the second part and hereinafter referred to as Grantee.

WITNESSETH: That for and in valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey all of their right, title and interest in and to said Grantee, with special warranty of title, free and clear of all monetary liens and encumbrances, in fee simple,

Parcel 1 (2/34.1)

Harpers Ferry Corp. SA

Beginning at a found $\frac{3}{4}$ " pipe (512) a corner with Parcel 2; thence with Parcel 2 SE 82-18-27 276.00' to an unmarked point (221), said point a common corner with Parcel 2 and with Parcel "A"; thence with Parcel "A" NE 07-41-31 68.00' to an unmarked point (420); thence in part with Parcel "A" and with Parcel 4 SE 65-18-06 276.77' to an unmarked point of cusp (239) on the right of way limit of B & O Railroad; thence continuing to the left with the arc of a curve having a radius of 1517.20 and a central angle of 16-00-16 for a distance of 423.80' to a point of cusp (384) unmarked; thence SW 07-41-31 150.69' to the point of beginning, containing 0.95 acres more or less.

Parcel 2, Encroachment Parcel 1, and Encroachment Parcel 2 (2/46)

Beginning at a found 1" pipe (8) in the northern right of way limit of Ridge Street; thence SE 82-18-27 136.72' to an unmarked point (245) a corner with Encroachment Parcel 2; thence for three (3) lines with Encroachment Parcel 2; SW 07-41-33 0.84' to an unmarked point (57); thence SE 80-45-16 104.52' to an unmarked point (58); thence NE 07-41-33 3.67' to an unmarked point (244); thence SE 82-18-27 34.80' to a set railroad spike (220) at the intersection of the northern right of way limit of Ridge Street with the western right of way limit of Lancaster Street; thence NE 07-41-31 32.60' to an unmarked point (250) a corner with Encroachment Parcel 1; thence with four (4) lines with Encroachment Parcel 1 SE 80-13-52 4.90' to a point (249); thence NE 09-44-38 54.00' to an unmarked point (248); thence SE 80-13-52 10.00' to an unmarked point (247); thence NE 09-44-38 46.00' to an unmarked point (246) in the boundary between the northerly extension of Lancaster Street and Parcel "A"; thence NW 82-18-27 294.47' to a found $\frac{3}{4}$ " pipe (512); thence SW 07-41-31 132.00' to the point of beginning, containing 0.88 acres, more or less.

Parcel 3: Lot 1, Block "E" (2/47 & 2/48)

Beginning at a found 2" iron pipe (5) on the southern right of way limit of Ridge Street, a common corner with Lot 2; thence with the southern right of way limit of Ridge Street SE 83-07-58 60.00' to a previously set 5/8" rebar (201) at the intersection of the southern limit of Ridge Street with the western right of way limit of Lancaster Street; thence with the western right of way limit of Lancaster Street SW 06-52-02 264.00' to a previously set 5/8" rebar (211) at the intersection of the western right of way limit of Lancaster Street with the northern right of way limit of Washington Street; thence with the northern right of way limit of Washington Street NW 83-07-58 60.00' to a previously set 5/8" rebar (200) a common corner with Lot 2; thence with Lot 2 NE 06-52-02 264.00' to the point of beginning, containing 0.36 acres, more or less.

Parcel 4: Lot 3, Block "E" (2/50)

Beginning at a found 1" pipe (558) on the northern right of way limit of Washington Street, a common corner with Lot 2; thence with the northern right of way limit of Washington Street NW 81-50-41 60.00' to an unmarked point (559) a common corner with Lot 4; thence with Lot 4 NE 09-12-42 264.00' to a set 5/8" rebar (400) on the southern right of way limit of Ridge Street; thence SE 81-50-41 60.00' to a set 5/8" rebar (399) a common corner with Lot 2; thence with Lot 2 SW 09-12-42 264.00' to the point of beginning, containing 0.36 acres, more or less.

Parcel 5: Lot 4, Block "E" (2/51)

Beginning at a set 5/8" rebar (559) on the northern right of way limit of Washington Street, a common corner with Lot 3; thence with the northern right of way limit of Washington Street NW 81-50-41 45.00' to a set 5/8" rebar (557) a common corner with Lot 5; thence with Lot 5 NE 09-12-42 264.00' to a set 5/8" rebar (553) on the southern right of way limit of Ridge Street; thence with the southern right of way limit of Ridge Street SE 81-50-41 45.00' to a set 5/8" rebar (400), a common corner with Lot 3; thence with Lot 3 SW 09-12-42 264.00' to the point of beginning, containing 0.273 acres, more or less, LESS AND EXCEPTING a 0.065 acre parcel of real estate as was conveyed in a deed from William H. Stanhagen, Trustee, to Robert M. Johnson, dated January 5, 1996 and recorded in the aforesaid Clerk's Office in Deed Book 822 at Page 360.

Parcel 6 (3/1)

Beginning at a railroad spike (225) set at the intersection of the northern right of way limit of Ridge Street with the eastern right of way limit of Lancaster Street; thence with the eastern right of way limit of Lancaster Street NE 07-41-31 132.00' to an unmarked point (222) a common corner with Parcel 4; thence for two (2) lines with Parcel 4 SE 82-18-27 45.00' to an unmarked point (223); thence SW 07-41-31 132.00' to an unmarked point (224) on the northern right of way limit of Ridge Street; thence with Ridge Street NW 82-18-27 45.00' to the point of

beginning, containing 0.14 acres, more or less.

Parcel 7 (3/2)

Beginning at an unmarked point (224) in the northern right of way limit of Ridge Street, said point a common corner with Parcel 3; thence for two (2) lines with Parcel 3; NE 07-41-31 132.00' to an unmarked point (223); thence NW 82-18-27 45.00' to an unmarked point (222), said point being in the eastern right of way limit of Lancaster Street extended, and being a common corner with Parcel "A"; thence with Parcel "A" NE 07-41-31 64.21' to an unmarked point (241), a common corner with Parcel "A" and Parcel 1; thence SE 65-18-06 246.53' to an unmarked point (239) of cusp on the southern right of way limit of the B & O Railroad; thence with the arc of a curve to the right having a radius of 1517.20' and a central angle of 04-23-45 for a distance of 116.40' to an unmarked point (243); thence SW 07-41-31 99.16' to an unmarked point (242) said point in the boundary with Parcel 5; thence with Parcel 5, SW 61-58-08 46.56' to an unmarked point (236) on the northern right of way limit of Ridge Street; thence with said northern limit of Ridge Street NW 82-18-27 197.70' to the point of beginning, containing 0.96 acres more or less.

Parcel 8 (formerly known as Parcel "A") (P/O 2/34.1)

Beginning at an unmarked point (221) on the western right of way limit of Lancaster Street, said point a common corner with Parcel 1 and Parcel 2; thence for two (2) lines with Parcel 1 NE 07-41-31 68.00' to an unmarked point (420); thence SE 65-18-06 30.24' to an unmarked point (241) in the boundary with Parcel 1, and a common corner with Parcel 4; thence with Parcel 4 SW 07-41-31 64.21' to an unmarked point (222) on the eastern right of way limit of Lancaster Street, said point a common corner with Parcel 3 and with Parcel 4; thence with the northern right of way limit of Lancaster Street NW 82-18-27 30.00' to the point of beginning, containing 0.046 acres more or less.

Parcel 9 (3/3)

Beginning at a unmarked point (236) on the northern right of way limit of Ridge Street, said point a common corner with Parcel 3; thence NE 61-58-08 136.77' to an unmarked point (232) of cusp, on the southern right of way limit of the B & O Railroad; thence for two (2) lines with said right of way limit to the right with the arc of a curve having a radius of 1510.68' and a central angle of 01-54-18 for a distance of 50.23' to an unmarked point (233) of tangency; thence SE 50-39-50 103.55' to an unmarked point (235) said point being of the intersection of the southern right of way limit of the B & O Railroad with the northern right of way limit of Ridge Street; thence with said northern right of way limit of Ridge Street NW 82-18-27 242.21' to the point of beginning, containing 0.22 acres more or less.

Parcel 10: Lot 7 Block "BB" (P/O 3/52)

Beginning at a previously set 5/8" rebar (205) on the southern right of way limit of Ridge Street, said rebar a common corner with Lot 8; thence with the southern right of way limit of Ridge Street SE 83-07-58 60.00' to an unmarked point (258) a

common corner with Lot 6; thence with Lot 6 SW 06-52-02 264.00' to an unmarked point (254) on the northern limit of Washington Street; thence with the northern limit of Washington Street NW 83-07-59 60.00' to an unmarked point (253) a common corner with Lot 8; thence with Lot 8 NE 06-52-02 264.00' to the point of beginning, containing 0.364 acres more or less.

Parcel 11: Lot 10 and part of Lot 8 and 9, Block "BB" (P/O 3/52 & 3/54)

Beginning at a previously set 5/8" rebar (210) at the intersection of the northern right of way limit of Washington Street with the eastern right of way limit of Lancaster Street; thence with said eastern right of way limit of Lancaster Street; thence with said eastern right of way limit of Lancaster Street NE 06-52-02 264.00' to a previously set 5/8" rebar (202) at the intersection of the eastern right of way limit of Lancaster Street with the southern right of way limit of Ridge Street; thence with the southern right of way limit of Ridge Street SE 83-07-58 180.00' to a previously set 5/8" rebar (205), a common corner with Lot 7; thence with Lot 7 SW 06-52-02 132.00' to a previously set 5/8" rebar (206) in the boundary line with Lot 7; thence NW 83-07-58 120.00' to a previously set 5/8" rebar (212) thence SW 06-52-02 132.00' to a previously set 5/8" rebar (209) on the northern right of way limit of Washington Street; thence NW 83-07-58 60.00' to the point of beginning, containing 0.73 acres more or less.

AND BEING the same real estate conveyed to Hilltop House LLC by a deed from Hilltop House Hotel Associates, dated August 1, 2003 and recorded in the aforesaid Clerk's Office in Deed Book 981, at Page 50.

THIS CONVEYANCE IS MADE SUBJECT, HOWEVER, to all those reservations, restrictions, easements and other matters of record.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantors do hereby certify that the total consideration paid for the property conveyed by the document to which this declaration is attached was \$4,471,000.00

WITNESS the following signatures and seals.

Hilltop House, LLC

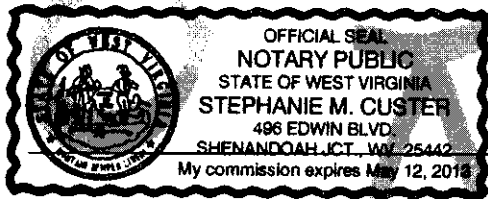
By: *William H. Stanhagen* (SEAL)
William H. Stanhagen, Manager

STATE OF WEST VIRGINIA

COUNTY of JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this
24th day of August, 2007, by William H. Stanhagen, Manager of
Hilltop House, LLC on behalf of the limited liability company.

Commission expiration date
and seal:



Stephanie M. Custer
NOTARY PUBLIC

This document was prepared by James B. Crawford, III.

JBCIII/smc/07C-0508

JEFFERSON COUNTY, WV
FILED
August 31, 2007 09:29:31
JENNIFER S. MAGHAN
COUNTY CLERK
TRANSACTION NO: 2007019577
Transfer Tax: \$ 29508.60
BOOK OF DEEDS
Book: 1040 Page: 00714

