

THIS DEED made this 24th day of October, 2000, by and between **ANITA D. BROWN, EXECUTRIX of the ESTATE OF DIXIE D. KILHAM**, party of the first part, (hereafter referred to as "Grantor"), and **JEANNE K. FRANZEN**, party of the second part, (hereafter referred to an "Grantee").

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and certain other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor hereby grants and conveys, with covenants of special warranty, unto the Grantee, in fee simple, the following described real estate:

Lot No. Seven (7) in Block F in the Town of Harpers Ferry, Jefferson County, West Virginia, as said lot is described on the S. Howell Brown plat dated April 26, 1869, in the Office of the Clerk of the County Commission of said County, said lot fronting 60 feet on the south side of Ridge Street and running back between parallel lines in a southerly direction 132 feet to the north boundary of Lot 2.

AND BEING the same real estate conveyed unto Dixie Donald Kilham by deed dated October 14, 1988 from MMS Associates, a Virginia General Partnership, recorded in the said Clerk's Office in Deed Book 615, at Page 413. Dixie D. Kilham died August 15, 1998 and by the terms of his Last Will and Testament, dated January 2, 1992, probated August 24, 1998, and recorded in said Clerk's Office in Will Book MM, at Page 279, he directed his Executrix "...to sell, exchange or otherwise dispose of any or all of my property, real or personal, ..."

THIS CONVEYANCE IS SUBJECT, HOWEVER, to all rights, ways, utility line easements and restrictive covenants of record.

DECLARATION OF CONSIDERATION OR VALUE: Under the penalties of fine and imprisonment, as provided by law, ANITA D. BROWN, EXECUTRIX of the ESTATE OF DIXIE D. KILHAM, whose address is P.O. Box 46, Harpers Ferry, West Virginia 25425 does hereby declare that the total consideration paid for the real estate conveyed by the document to which this declaration is appended is Twenty-five Thousand (\$25,000.00) Dollars.

WITNESS the following signature and seal.

JEFFERSON COUNTY, WV
FILED
November 17, 2000 17:20:12

Anita D. Brown, Exec (SEAL)
Anita D. Brown, Executrix of the
Estate of Dixie D. Kilham

JOHN E. OTT
COUNTY CLERK
TRANSACTION NO: 2000022798
Transfer Tax: \$110.00

BOOK OF DEEDS
Book: 00942 Page: 00599



STATE OF WEST VIRGINIA

COUNTY OF JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 17 day of November, 2000, by Anita D. Brown, Executrix of the Estate of Dixie D. Kilham.

AFFIX NOTARIAL SEAL

Donna F. Weatherholtz
Notary Public

My Commission expires: 2/10/10

This deed was prepared WITHOUT
BENEFIT OF TITLE EXAMINATION by
F. Samuel Byrer, Attorney at Law
Charles Town, West Virginia, 25414

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FILE NO. RE-98-1090X/deb

