

THIS DEED, made this 27th day of August, 2007, by and between **WILLIAM H. STANHAGEN, SURVIVING AND SOLE TRUSTEE OF MMS ASSOCIATES, A VIRGINIA PARTNERSHIP, UNDER TRUST DECLARATION DATED SEPTEMBER 29, 1987**, party of the first part and hereinafter referred to as Grantor and **DGE, 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 unto said Grantee, with special warranty of title, free and clear of all monetary liens and encumbrances, all of the following described real estate situate located on Ridge Street in the town of Harpers Ferry, Jefferson County, West Virginia and being more particularly bound and described as follows:

A. All of that certain lot or parcel of land, more particularly bounded and described as being Lot No. 1 in Block U, fronting forty-one (41) feet, more or less, on Ridge Street, and extending back in parallel lines an equal width with Columbia Street to the rear line of said block as the same is designated and described on the plat of Harpers Ferry, West Virginia, made by S. Howell Brown, Surveyor, for the United States in the year 1869, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 159, at Page 535.

B. All of the eastern one-half (30 feet) of Lot No. 2 in Block U as bounded and described on the above mentioned plat. The United States of America, through the Administrator of General Services, conveyed the said property to Robert P. Leonard and Ernest L. Pope by deed dated February 25, 1958 and recorded in the aforesaid Clerk's Office in Deed Book 223, at Page 163. The lot was partitioned by a deed between the aforesaid Leonards and Ernest L. Pope dated August 1, 1968 and recorded in the aforesaid Clerk's Office in Deed Book 298, at Page 480.

C. All of that certain portion of the Seminary Lot conveyed to the said Robert P. Leonard and Ethel Louise Leonard as joint tenants with rights of survivorship, by Richard O. Forsythe and Glen B. Forsythe, his wife, by deed dated February 1, 1954 and recorded in the aforesaid Clerk's Office in Deed Book 199, at Page 231, said parcel being more particularly bounded and described in a plat of said lot made by J. Jas.

Skinner, S.J.C., dated January 26, 1954 and recorded with the said deed as follows: "Beginning at the intersection of the North line of Ridge Street with the East line of Columbia Street (1) thence with East line of Columbia Street N. 14 deg. 40' E. 132' to a point (2) thence S. 75 20' E. 40' to an iron pin (3) thence by new line S. 14 40' W. 132.' to an iron pin in the North line of Ridge Street (4) thence with same N. 75 20' W. 40' to the beginning."

D. All that further portion of the Seminary Lot conveyed to the said Robert P. Leonard and Ethel Louise Leonard as joint tenants with rights of survivorship, by Dixie D. Kilham, single, by deed dated September 9, 1955 and recorded in the aforesaid Clerk's Office in Deed Book 207, at Page 277, the same being particularly bounded and described in the plat thereof made by J. Jas. Skinner, attached to said deed as follows: "Beginning at an iron pin (1) in the North line of Ridge Street a corner of former purchase by R. P. Leonard, Deed Book 201, Page 394, thence with former purchase N. 14 40' E. 132' to an iron pin (2) thence S. 75 20' E. 17' to a point (3) thence by new line S 14 40' W. 132' to an iron pin (4) in North line of Ridge Street, thence with same N. 75 20' W. 17 feet to the beginning."

E. All that certain parcel of land partially adjacent to the foregoing parcels conveyed to the said Ethel Louise Leonard Nelson, then Ethel Louise Leonard, by The Potomac Edison Company, by deed dated October 9, 1986 and recorded in the aforesaid Clerk's Office in Deed Book 566, at Page 496, being therein described as follows: "Beginning at a point S. 79 32' E. 98 feet from the northwest corner of Lot 1 in Block U, as the same is designated on the plat of the Town of Harpers Ferry; thence N. 79 32' W. 229.20' to a point in the north line of Lot 3, in Block U; thence N. 10 28' W. 150 feet, more or less, to the south boundary of the Baltimore and Ohio railroad right of way; thence along the same to a point and thence S. 10 28' W. 150 feet, more or less, to the point of beginning, containing approximately 34,395 sq. ft."

F. All that certain portion of the Seminary Lot conveyed to the said Leonards with survivorship by said Forsythes by deed dated October 18, 1954 and recorded in the aforesaid Clerk's Office in Deed Book 201, at Page 394, and therein described as follows: "All that certain lot or parcel of land situate in Harpers Ferry, Jefferson County, West Virginia, more particularly bounded and described as follows: Beginning at a point on Ridge Street (4) as shown on a plat recorded with a deed from the parties of the first part to the parties of the second part of record in the foresaid Clerk's Office in Deed Book 199, at Page 231, thence along Ridge Street S. 75 20' E. 12' to a new corner with the said parties of the first part, thence by a new line N. 14 40' E. 132' to a point a new corner with said

parties of the first part thence N. 75 20' W. 12' to point 3 as shown on said plat thence S 14 40' W. 132' to the beginning at point 4 on Ridge Street as shown on said plat."

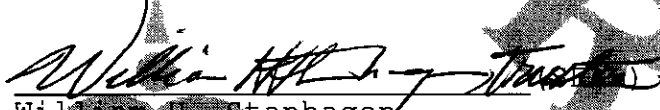
\*\*ATTACHED 'AND BEING'

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantor does hereby certify that the total consideration paid for the property conveyed by the document to which this declaration is attached was \$1,000,000.00

WITNESS the following signature and seal.

WILLIAM H. STANHAGEN, SURVIVING AND SOLE TRUSTEE OF MMS ASSOCIATES, A VIRGINIA PARTNERSHIP, UNDER TRUST DECLARATION DATED SEPTEMBER 29, 1987

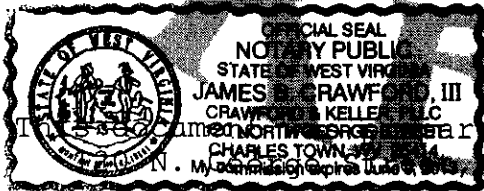
  
William H. Stanhagen

STATE OF WEST VIRGINIA

COUNTY of JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2007, by WILLIAM H. STANHAGEN, SURVIVING AND SOLE TRUSTEE OF MMS ASSOCIATES, A VIRGINIA PARTNERSHIP, UNDER TRUST DECLARATION DATED SEPTEMBER 29, 1987.

Commission expiration date and seal:



NOTARY PUBLIC

Notary Public prepared by Crawford & Keller PLLC, Charles Town, WV 25414

\*\*AND BEING the same real estate conveyed to William H. Stanhagen, H. Peter Misinger, Edward F. Mischler, Trustess by a deed from Ethel Louise Leonard Nelson and Clarence E. Nelson, dated April 27, 1987 and recorded in the aforesaid Clerk's Office in Deed Book 587, at Page 621.

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

JEFFERSON COUNTY, WV

FILED

August 31, 2007 09:51:51

JENNIFER S. MAGHAN

COUNTY CLERK

TRANSACTION NO: 2007019591

Transfer Tax: \$ 6600.00

BOOK OF DEEDS

Book: 1040 Page: 00728

