THIS DEED, made this 31st day of May, 2007, by and between
WILLIAM H. STANHAGEN, Remaining Trustee of MONARCH EQUITY REALTY
INVESTMENT TRUST, a District of Columbia Investment Trust, 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,
in fee simple.

All of those certain lots or parcels of real estate,
together with improvements thereon, more particularly described
as follows, to-wit: Harpers Ferry Corp.

PARCEL ONE:

All that certain piece or parcel of land, with all
improvements thereon, known as the western half of Lot No. 5, in
Block E, in the Town of Harpers Ferry, Jefferson County, West
Virginia, as the same is bounded and described on the plat of the
Town of Harpers Ferry made by S. Howell Brown for the United
States Government, approved by the Secretary of War under date of
November 16, 1869, a copy of which is framed and hangs on the
wall in the Office of the Clerk of the County Commission of
Jefferson County, West Virginia, to which reference is made for a
further description of the said lot; LESS AND EXCEPTING THEREFROM. HOWEVER, that certain tract or parcel of real estate,
containing 4 square feet, more or less, designated as Merger
Parcel 2 according to a plat of survey thereof entitled "Plat of
Survey Showing Merger Parcels for Parcel 52, Block E", dated
January 12, 1993, made by R. Michael Shepp, Professional
Surveyor, of Appalachian Surveys, Inc., which said plat is
attached to, made a part of and incorporated in a deed of
exchange dated February 1, 1993, from Alfred Lee Kidwell, et us.,
to Mary Catherine Harding, recorded in the aforesaid Clerk's
Office in Deed Book 735, at Page 666, to which said deed and plat
reference is hereby made for a more complete and accurate
description of the parcel hereby excepted.

PARCEL TWO:

All of the following described tract or parcel of real
estate, situate in Harpers Ferry Corporation, Jefferson County,
West Virginia, containing 69 square feet, more or less, as the
same is more particularly bounded and described as Merger Parcel
1 according to a plat of survey thereof entitled "Plat of Survey
Showing Merger Parcels for Parcel 52, Block E", dated January 12,
1993, made by R. Michael Shepp, Professional Surveyor, of
Appalachian Surveys, Inc., which said plat is attached to, made a part of and incorporated in a deed of exchange dated February 1, 1993 from Alfred Lee Kidwell, et ux., to Mary Catherine Harding, recorded in the aforesaid Clerk's Office in Deed Book 735, at Page 666, to which said deed and plat reference is hereby made for a more complete and accurate description of the parcel hereby excepted.

AND BEING the same real estate conveyed to the Grantor herein by a deed from Alfred L. Kidwell and Barbara J. Kidwell dated April 8, 1997 and recorded in the aforesaid Clerk's Office in Deed Book 859 at Page 156.

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 $215,856.00.

WITNESS the following signature and seal.

Monarch Equity Realty Investment Trust

BY: [Signature] (SEAL)
WILLIAM H. STANHAGEN, Remaining Trustee

STATE OF WEST VIRGINIA
COUNTY OF JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 24th day of July, 2007, by WILLIAM H. STANHAGEN, Remaining Trustee of Monarch Equity Realty Investment Trust on behalf of the real estate trust.

Commission expiration date and seal:

[Seal]

NOTARY PUBLIC

Certified by James B. Crawford, III.

JBCIII/SMC/07G-0508