THIS DEED, made and entered into this 6th day of May, 1996, by and between STEVEN J. BURSTEIN, party of the first part, hereinafter referred to as Grantor, and ANDREW DONALD MOSHOLDER and JANET R. HARRISON, as joint tenants with the right of survivorship and not as tenants in common, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of One Hundred Seventy-Eight Thousand, Seven Hundred Fifty and 00/100 Dollars ($178,750.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, and by these presents has granted, bargained, sold and conveyed unto the Grantees, jointly and equally, with the right of survivorship as hereinafter set forth, in fee simple, with covenants of general warranty, and against all liens and encumbrances, that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Town of Harpers Ferry, Jefferson County, West Virginia, and more particularly described as follows:

All that certain lot or parcel of real estate described as Lot 1, containing 0.19 acre, and Merger Parcel, containing 0.02 acre on a plat made by Appalachian Surveys dated October 28, 1986, a copy of said plat being recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 567, at page 149, said land herein conveyed fronting 62 feet on the north side of Washington Street and extending back of even width along the west side of Columbia Street 146.96 feet.

AND BEING the same real estate which was conveyed to Steven J. Burstein, by deed dated September 15, 1986, from Louise Leonard Nelson and Clarence E. Nelson, and recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 567, at Page 147.

This conveyance is made subject to and together with any and all covenants, conditions, agreements, easements, rights, rights-of-way and/or restrictions of record and in existence.
It is the intention of this conveyance to vest title to said property in the Grantees jointly and equally, and to the survivor of either of them so that upon the death of either the entire interest in said property will immediately vest in the survivor.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantor hereby declares that the total consideration for the property transferred by the document to which this declaration is appended is $178,750.00.

WITNESS the following signature.

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

The foregoing instrument was acknowledged before me this day of May, 1996, by Steven J. Burstein.

[AFFIX NOTARIAL SEAL]

My Commission Expires: 04-10-2001

David D. Pill, Esquire, PILL & PILL, Attorneys-at-Law, P. O. Box 440, 1444-A Edwin Miller Boulevard, Martinsburg, West Virginia 25401

AFTER RECORDING, PLEASE RETURN TO SAME

File #26896

sdg/40/Moshold1

State of West Virginia, County of Jefferson, Sct.

IN THE CLERK'S OFFICE OF THE COUNTY COMMISSION

On MAY 07 1996, at 10:45 A.M., the foregoing Deed of B. & S. was received in my said office and duly admitted to record.

Test,

John E. Ott
Clerk of County Commission