

2719

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.

Rec'd 5-9-96 Rec'd 5-10-96

