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THIS DEED, Made this 17<sup>th</sup> day of October, 2003, by and between ROBERT KARNELL,  
Party of the First Part,

A  
N  
D

RFK PROPERTIES, LLC, a West Virginia limited liability company, Party of the Second Part.

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Party of the First Part does GRANT and CONVEY unto the said Party of the Second Part, the following described property, that is to say:

PARCEL NO. I: Beginning at a take in the West Line of Stackyard Road, said Stake being located N. 11° 26' E. 267-7/10 feet from the Northwest corner of Northeast wing of Wheeling and Elm Grove Railway Bridge over Stackyard Run; thence with West line of said road as relocated and with the East line of Lots Nos. 4 and 5, as shown on a private map in possession of J. N. Cancden and W. P. Hubbard, Executors, of E. S. Thompson's estate, N. 11° 26' E. 100 feet to a stake at the East end of the line dividing Lots Nos. 5 and 6, as shown on said Map; thence with the division line between Lots 5 and 6, N. 80° 48' W. to a stake at the top of the East bank of Stackyard Run, said stake being the Southwest corner of Lot No. 6; thence in a southerly direction, 100 feet to a stake, being the Northwest corner of Lot No. 3; thence leaving the bank of the Run and running S. 80° 48' E. to place of beginning. Said parcel being Lots numbered Four (4) and Five (5) as shown on said map. Also the right of way or easement conveyed to J. Hilton and wife by Martha E. Sage by deed dated December 11, 1906 and recorded in the Office of the Clerk of the County Court of Ohio County, West Virginia, in Deed Book 124, at page 52.

PARCEL NO. II: A certain parcel of land situated in Ohio County, West Virginia, North of National Road and lying between Stackyard Run on the West and Stackyard Road on the East, being Lot Numbered Six (6) as designated on an unrecorded plat in possession of L. S. Thompson and W. P. Hubbard, Executors of the Will of Elizabeth S. Thompson, deceased, and bounded and described as follows:

Beginning at a point in the western line of Stackyard Road, being the northeastern corner of a parcel of land heretofore conveyed to Jacob Hilton and being distant 113 feet eastwardly from the northeastern corner of Lot numbered 6, Block L in the First

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Addition to Steenrod; thence with the western line of Stackyard Road, N. 7° and 36' E. 50 feet; thence leaving said line, N. 80° 48' W, to the eastern or left bank of Stackyard Run; thence southwardly with the bank of the run to the northwestern corner of said Hilton property, and thence from said Hilton's northern line, S. 80° 48' E. to the place of beginning.

There is also granted and conveyed by the Party of the First Part all property rights conveyed to John Hamm by Lafayette Graner and Anna Graner, his wife, by deed dated August 1, 1925, and recorded in said Clerk's Office in Deed Book 202, at page 65.

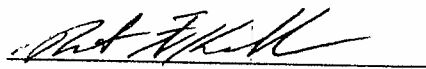
Being the same property conveyed to Robert Karnell, Party of the First Part herein, by Carol K. Lampe, Trustee of the Grace Karnell Trust, dated April 18, 2003, by deed dated the 12<sup>th</sup> day of September, 2003, and of record in the Office of the Clerk of the County Commission of Ohio County, West Virginia, in Deed Book 745, at page 499.

This conveyance is made subject to all restrictions, reservations and exceptions contained in prior Deeds of Conveyance.

And the said Party of the First Part hereby covenants with the said Party of the Second Part that he will WARRANT GENERALLY the property hereby conveyed.

Party of the First Part hereby declares that this transfer is a conveyance to a limited liability company from its sole member, without consideration, with the value to be placed on the property being \$141,000.00.

WITNESS THE FOLLOWING SIGNATURE:



STATE OF WEST VIRGINIA,     )  
COUNTY OF OHIO,            ) TO-WIT:

I, Allison SAGEEN, a Notary Public of, in and for said County, do certify that Robert Karnell, whose name is signed to the writing above, bearing date of the 17<sup>th</sup> day of October,

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2003, has this day acknowledged the same before me in my said County.

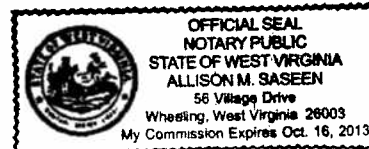
Given under my hand this 6 day of November, 2003.

*Allison M. Saseen*

Notary Public of, in and for  
said County and State

My Commission Expires:

October 16, 2013



This document was prepared by: Jeffrey W. McCamie, McCamie Sacco & Pizzuti, PLLC, 56-58 Fourteenth Street, Wheeling, West Virginia 26003

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CHESTER W. KLOSS  
OHIO COUNTY 10:27:02 AM  
Instrument No 1573984  
Recorded Date 11/12/2003  
Document Type DEED  
Book-Page 747-15  
Rec./Add Fee 10.00 1.00  
Transfer Tax 620.40

State of West Virginia, County of Ohio, to-wit:

I, Chester W. Kloss, Clerk of the County Commission of said County, do certify that the forgoing document was admitted to record in this office on the 12th day of November, 2003 at 10:27 A.M.

*Chester W. Kloss*  
Clerk of the County Commission