

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 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.

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

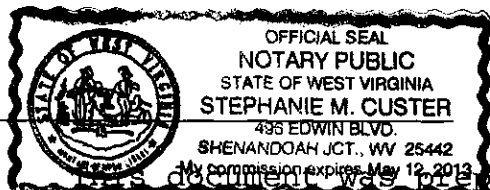
By: *William H. Stanhagen* (SEAL)
WILLIAM H. STANHAGEN, Remaining Trustee

STATE OF WEST VIRGINIA

COUNTY of JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 24th day of August, 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:

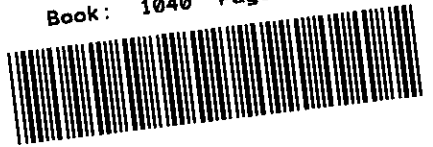


Stephanie M. Custer
NOTARY PUBLIC

This document was prepared by James B. Crawford, III.

JBCIII/smc/07G-0508

JEFFERSON COUNTY, WV
FILED
August 31, 2007 10:03:01
JENNIFER S. MAGHAN
COUNTY CLERK
TRANSACTION NO: 2007019596
Transfer Tax: \$ 1425.60
BOOK OF DEEDS
Book: 1040 Page: 00734



County Clerk

2007 AUG 31 AM 9:20

RECEIVED