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THIS DEED made this 29th day of February, 2008, by and between **PAUL ASHBAUGH**, 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 general warranty of title, free and clear of all monetary liens and encumbrances, in fee simple,

All of that certain lot or parcel of real estate situate at the east end of Ridge Street at the intersection of York Street in the City of Harpers Ferry, West Virginia and being more particularly bound and described as follows:

Beginning at a re-bar and cap set on the southwesterly right of way line of CSX Railroad, said point being 50 feet left of the centerline of the eastbound track and at the northwesterly corner of the remaining portion of Lot 10, Block AA, Harpers Ferry and at the northerly terminus of York Street; thence with said northerly terminus of York Street and continuing with the easterly terminus of Ridge Street North 60° 58' 37" West, 127.10 feet to a re-bar and cap set and North 36° 01' 57" East, 15.50 feet to a re-bar and cap set on the aforementioned southwesterly right of way line of CSX Railroad; thence departing said easterly terminus of Ridge Street and with said southwesterly right of way line of CSX Railroad South 53° 58' 20" East to the point of beginning. Containing 978 square feet or 0.02245 acres of land.

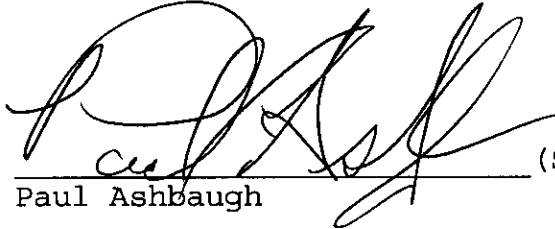
AND BEING Parcel Two that was conveyed to the Grantor herein by a deed from Anita D. Brown, Executrix of the Estate of Dixie T. Kilham, deceased, by a deed dated June 14, 2002 and recorded in the aforesaid Clerk's Office in Deed Book 967, at Page 416.

THIS CONVEYANCE IS MADE SUBJECT, HOWEVER, to all those reservations, restrictions, easements and other matters of record.

DECLARATION OF CONSIDERATION OR VALUE  
AND APPLICABILITY OF WITHHOLDING TAX

The undersigned Grantor does hereby certify that (1) the total consideration paid for the property conveyed by the document to which this declaration is attached was \$680.00 and (2) under the penalties of perjury, that the each Grantor (a) is a resident of the State of West Virginia or (b) that the

property is the Grantors' personal residence as defined in IRC §121.

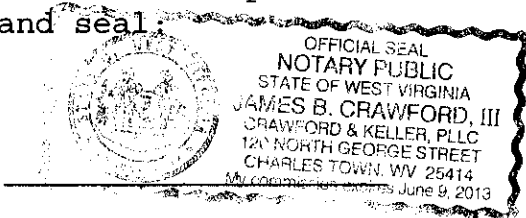
  
Paul Ashbaugh (SEAL)


STATE OF WEST VIRGINIA

COUNTY of JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of February, 2008, by Paul Ashbaugh.

Commission expiration date and seal:



  
NOTARY PUBLIC

KSS/08C-0177  
District: Harpers Ferry Corporation  
Map: 3  
Parcel: 4

JEFFERSON COUNTY, WV  
FILED  
February 29, 2008 17:19:50  
JENNIFER S. MAGHAN  
COUNTY CLERK  
TRANSACTION NO: 2008003956  
Transfer Tax: \$ 6.60  
BOOK OF DEEDS  
Book: 1047 Page: 00373

