

Thence South 30° East, 141 feet, more or less,
 Thence South 64° East, 389 feet, more or less,
 Thence South 42° East, 592 feet, more or less,
 Thence South 2° West, 328 feet, more or less, to the intersection of the centerline of Grantor's existing woods road with the new common boundary between the property conveyed by this instrument and the property being retained by Grantor, said point of intersection being the terminus of the centerline of the easement conveyed hereby.

The easements shall be 15 feet in width and provides access to Seed Tick and Hebbertsburg Roads respectively. No utilities shall be placed in, on or under said easements by the Grantees. The general locations of said easements and existing woods roads are shown on Exhibit 'A' (Easement No. 1) and Exhibit 'B' (Easement No. 2) attached hereto and hereby made a part of this Warranty Deed. Neither the Grantor nor the Grantees shall be responsible for maintaining the easements or the existing woods roads thereon to any particular standard. Should use of the easements and existing woods roads cause damage or destruction to either, said damage shall be repaired by the party causing same at that party's sole expense and without any right of contribution from any other party, so that the easements and existing woods roads will be restored to at least the condition which existed immediately prior to said damage or destruction.

Neither the Grantor nor the Grantees shall pave or allow to be paved any portion of the easements or existing woods roads. If any areas of said easements or existing woods roads are ever paved, neither Grantor or Grantees hereby shall have any responsibility or liability for any damage or destruction to any such paved areas. The Grantor and/or the Grantees shall have the right to install and maintain a gate or gates on the easements and existing woods roads to prevent use of the easements and existing woods roads by persons not authorized to use same by Grantor and/or Grantees. Any such gate or gates shall be at least 16 feet in width and if locked, the party installing said gate or gates shall provide the other parties hereto with keys to said lock or locks or employ double interlocking lock arrangements so that all parties hereby shall have accesses through said gate or gates. The terms, conditions and provisions of these easements shall be binding on and inure to the benefit of the Grantor and the Grantees and their respective heirs, representatives, successors and assigns.

This conveyance of land and easements is SUBJECT to all existing easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.

And are FURTHER SUBJECT to all mineral, oil and gas rights reserved in the deed to Joe Zumstein and wife, Hazel Zumstein dated May 14, 1946 and recorded in Deed Book 44, page 30, R.O.C.C.T. Predecessor of Zumstein in title executed oil and gas leases to George Harrison, Trustee, on December 4, 1940, recorded in Deed Book I, Volume 4, Page 409, R.O.C.C.T.

Grantor assumes and agrees to pay all taxes assessed against the above described property for the year 2000.

BK 1072 PG 480