





TRACT 14  
8.02 ACRES

TRACT 15  
8.20 ACRES

TRACT 16  
8.23 ACRES

TRACT 8  
17.00 ACRES

CONSTRUCTION  
STORAGE  
EASEMENT  
AREA

S 65° 04' 00" E  
757.61'

S 69° 49' 40" E  
685.39'

48700

316

375 418

318 319

320

321

376 419

322

323

313

314

315

317

416

283

312

281

280

279

410

278

485

277

477

276

486

275

48700

274

273

272

271

409

270

CONSTRUCTION  
STORAGE  
EASEMENT  
AREA

MAILED 9-23-2005

*RETURN TO:*

Law Offices of Hoy Shingleton, L.C.  
15 Aikens Ctr Ste 24  
Martinsburg, WV 25401-6210

**DEED**

THIS DEED, made and entered into this 15th day of August, 2005, by and between **PEARL RIVER TIMBER, LLC**, a Virginia limited liability company, Grantor and party of the first part, and **CHANI D. THAKKAR and GITA D. THAKKAR**, daughter and mother, Grantees, and parties of the second part as joint tenants with rights of survivorship as hereinafter set forth.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, the said party of the first part does hereby bargain, sell, grant and convey unto the parties of the second part, as joint tenants with rights of survivorship, to the survivor of the two of them at the death of either of them, with Covenants of General Warranty in fee simple, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging, the following described lot, tract, or parcel of real estate, situate, lying and being in Lost River District, Hardy County, West Virginia, being more particularly described as follows, to-wit:

**A parcel of real estate described as Tract 15, Lost River Bluffs Subdivision, containing 8.20 acres. A Plat of said real estate, dated July 27, 2005, prepared by Edward J. Mayhew, Professional Surveyor, is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book 7, page 78. Reference to said plat is made for a more particular description of the real estate being conveyed.**

AND BEING a portion of that parcel of real estate as was conveyed from Raymond W. Wilkins and Llewellyn C. Wilkins to Pearl River Timber, LLC, by deed dated June 22, 2004, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 280, page 202.

The real estate herein conveyed is subject to the Declaration of Protective Covenants for Lost River Bluffs Subdivision, said Declaration of record in the aforesaid County Clerk's Office in Deed Book 287, page 827.



All of the oil and gas, and oil and gas leases, royalties, rentals and benefits pertaining thereto, have been reserved in prior deeds and are not conveyed by the Grantor herein. The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record. This conveyance is subject to all rights-of way of record or in existence.

DECLARATION OF CONSIDERATION OR VALUE

As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by the document to which this declaration is appended is \$56,500.00.

WITNESS the following signatures and seals:

PEARL RIVER TIMBER, LLC.

By: [Signature]  
CLINT BRITT  
Its: [Signature]

STATE OF VIRGINIA  
COUNTY OF FAIRFAX, TO-WIT:

The foregoing instrument was acknowledged before me this 17 day of August, 2005, by Clint Britt, on behalf of Pearl River Timber, LLC.

[Signature]  
Notary Public  
My Commission Expires: JULY 31, 2009



This instrument was prepared by: Law Offices of Hoy Shingleton, L. C., 115 Aikens Center, Suite 24, Martinsburg, West Virginia 25401 304-262-4773

2005 SEP 21 12:09:01 PM  
GREGORY L. ELY  
COUNTY CLERK  
HARDY CO., WV  
BOOK 288 PAGE 399 DOCNO 151018  
Transfer Tax: \$248.60

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office September 21, 2005 12:09 PM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste [Signature] Clerk.