

R. HULLINGER  
19.52 AC.

L. SHIRLEY 7 8.87 AC.  
TO BE CONVEYED

**7.27 AC. +/-**

R. HULLINGER  
LOT 36  
FOREBACK SUBDIV.

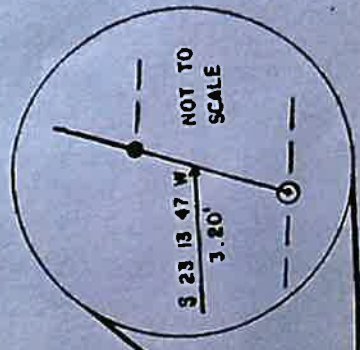
T. FOREBACK

C. OGLEBAY

OFFICE

LEGEND

- REBAR FOUND
- REBAR SET



BOOK 263 PAGE 645

480.75

N 84°02'43\"/>

perc quick

304-288-1321 Health Dept  
Denny Tidwell

MCEF-200  
Rev: 4/07

### Mineral County Health Department Application for Individual On-site Sewage Evaluation



Name JEFFREY A METCALF Phone 304-514 9098

Address RT 1 Box 1276 BURLINGTON WV 26710

Property Location RT 4E TOWARDS FORT ASHBY FOREBACK RD ON LEFT  
1-MILE ON LEFT TOP OF HILL

Property Deed Recorded in: Book No. 263 Page 645 Date Recorded 3/13/91

County Tax Map \_\_\_\_\_ Parcel Number \_\_\_\_\_ Size of Lot 7+ ft<sup>2</sup> / (acres)

Application is hereby made for a site investigation to determine the suitability of the subject property as a site for the small sewage system indicated below:

Septic System      ( ) Pit Privy      ( ) Vault Privy      ( ) Other \_\_\_\_\_

The results of a percolation test conducted in accordance with the requirements of Legislative Rule 64-17 "Individual and On-Site Sewage Systems (Excerpts)" follows:

Depth of test holes: #1 24", #2 24", #3 24", #4 24"

Time for water to fall six (6) inches in test hole #1 20 minutes

#2 35 minutes

#3 45 minutes

#4 30 minutes

Total 130 minutes divided by 24 = 5.41 minutes/inch

A test hole bored or dug six (6) feet deep ( ) is ( ) is not free of water or solid rock.

Percolation test conducted by: Name JEFFREY A METCALF

Address RT 1 Box 1276 BURLINGTON WV 26710

Signature Jeffrey A Metcalf Date 7-12-13

A place is provided on the back of this page for a plot layout showing the property lines and relative locations of buildings, water supplies, percolation test holes, six foot hole, and other pertinent features. Parcels less than two (2) acres must show precise location of 10,000 square foot reserve area.

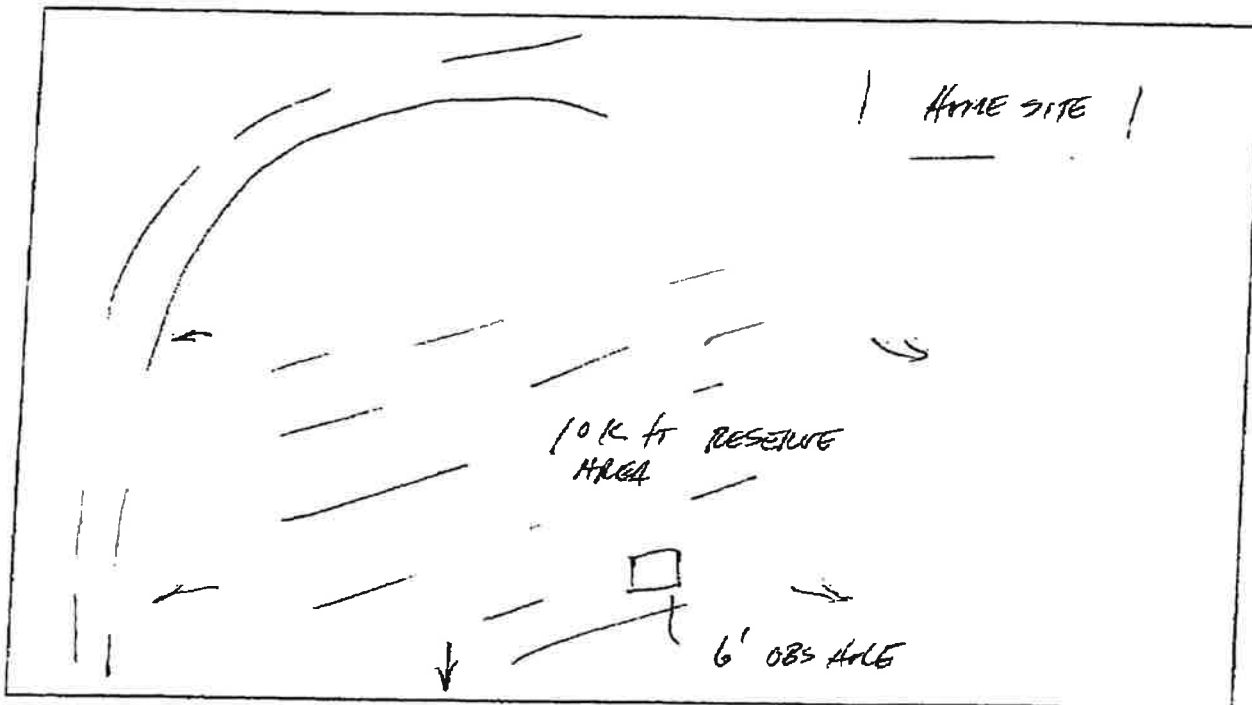
I (we), the undersigned, certify that the information contained herein is correct and accurate to the best of my (our) knowledge. It is further understood that this form is not an application for a permit, and subsequent acceptance of this site by the Mineral County Health Department does not constitute a permit to install a sewage system.

Owner's signature Jeffrey A Metcalf Date 7-12-13

### Plot Layout

In the space below provide a plot layout showing the property lines and relative locations of buildings, water supplies, percolation test holes, six foot hole, and other pertinent features. Parcels less than two (2) acres must show precise location of 10,000 square foot reserve area.

- House    -x- Water Supply Line    ⊗ Water Supply    ||||| Trees    ⊕ Percolation Test Site    ST Septic Tank  
 --- Soil Absorption Line    → Direction of Ground Slope    \_\_\_\_\_ Property Line    MH Mobile Home



#### FOR HEALTH DEPARTMENT USE ONLY

Date Received	Date Site Evaluation	Reviewed by	Date Fee Paid	Received From
7-12-13	7-12-13	<i>J. Schick</i>	7-12-13	J. METCALF

6" Excavation Observed	Reserve Area Location (GPS Coordinates)	Drainfield Design		
		Depth	ft <sup>2</sup> of Trench Area	Trench Separation
48" LOOSE SAND/SILT 48" → BOTTOM RIGHT 31800/CLAY SOIL DET	39 28 .2 78 49 21.4	24" MAX	400 ft <sup>2</sup> /ER.	6'

Comments: *CL I SYS TO BE OVERSIZED DUE TO TIGHTNESS AT 48"*

This is to certify that the Mineral County Health Department reviewed the contents of this form and conducted a site visit on the subject property. Based on the information provided it appears that the site ( ) is ( ) is not suitable for the installation of the small sewage system indicated.

Signature \_\_\_\_\_

*Jason J. Schick*

Date \_\_\_\_\_

7-12-13

PLUMER CL. COURTLY  
Lauren Ellifritz, Clerk  
Instrument 180743  
11/02/2020 @ 02:53:15 PM  
DEED

Book 391 @ Page 226  
Pages Recorded 3

Recording Cost \$ 46.00  
Transfer Tax \$ 165.00  
Sales Tax \$ 66.00

56 EAST MAIN STREET  
RONNEY WV 26757-1817

**SHANE E. ROSENBERGER and  
SARAH C. ROSENBERGER,  
His wife**

THIS DEED, Made this 30<sup>th</sup> day of  
October, 2020, by and between Shane  
E. Rosenberger and Sarah C.  
Rosenberger, his wife, grantors,  
parties of the first part, and  
William J. Pifer, Jr., and Carrie  
Pifer, his wife, grantee, parties of  
the second part,

**TO: DEED**

**WILLIAM J. PIFER, JR. and  
CARRIE PIFER, his wife**

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said parties of the first part do, by these presents, grant and convey unto the said parties of the second part as joint tenants with full rights of survivorship as hereinafter enumerated, and with covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate located on the south side of a 25 foot right of way, approximately 1 mile West of WV Route 46, about 3 miles southwest of Fort Ashby, in Frankfort District, Mineral County, West Virginia, which said parcel is more particularly described as follows, to wit:

"Beginning at a point in the centerline of a jeep trail serving as an access road and reserved as a 25 foot wide right of way, also in the lin of R. Hullinger 19.52 acre tract; N 65 deg. 32' 31" E 3.92 feet to a point, thence; N 66 deg. 9' 10" E 82.12 feet to a point, thence S 61 deg. 50' 42" E 132.67 feet to a point, thence, S 52 deg. 20' 00" E 74.22 feet to a point, thence; N 87 deg 09' 15" E 88.06 feet to a point, thence, S 88 deg 38' 12" E 112.01 feet to a point, thence; S 88 deg 18' 46" E 71.43 feet to a point, thence; N 65 deg 07' 12" E 42.15 feet to a point, thence leaving centerline of 25 foot right of way, S 21 deg 13' 15" E passing a rebar, found at 12.5 feet, a corner of Lot 36 of Foreback Subdivision, (from which a rebar, found bears N 61 deg 45' 59" E at 156.87 feet) in all 103.81 feet to a rebar, found, also a corner of Lot 36 of Foreback Subdivision, thence with Lot 36 of Foreback Subdivision for four calls; S 20 deg 45' 22" W 218.75 feet to a rebar, found, thence; S 30 deg 17' 07" W. 86.79 feet to a rebar, found, thence; S 13 deg 27' 13" W 122.62 feet to a rebar, found, thence; S 23 deg 13' 47" W 83.41 feet to a rebar, found, also a corner of a reserved 3 foot strip of T. Foreback, thence with T. Foreback; S 23 deg 13' 47" W 3.20 feet to a rebar set, in the line of C. Oglebay (120/410), thence leaving T. Foreback and with C. Oglebay; N 84 deg 02' 43" W 480.75 feet to a rebar, set, in the line of C. Oglebay, thence leaving C. Oglebay, N 5 deg 57' 16" E passing a rebar, set at 566.49 feet, in all 584.19 feet to a point of beginning, **containing 7.27 acres, more or less**, bearings by magnetic meridian of April, 1990.

Said real estate is depicted on the Mineral County Land Books as Tax Map 41, parcel 61.5 for Frankfort District.

KEATON,  
FRAZER,  
& MILLESON,  
PLLC  
ATTORNEYS AT LAW  
6 E. MAIN STREET  
OMNEY, WV 26757

There is a plat of said real estate as prepared by Geoffrey D. Green, P.E. WV Reg. No. 8293, of record in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 263, at page 645, and reference is made to same for a more particular description of said real estate, and for any and all pertinent and proper reasons.

Said real estate is taken together with and subject to that certain right of way described in Deed Book No. 222, at page 780, and as depicted on the above referenced plat.

And being the same real estate which was conveyed unto Shane E. Rosenberger and Sarah C. Rosenberger by deed of Douglas L. Smith, dated April 17, 2020, and which deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 387, at page 822.

This conveyance is made subject to all legally enforceable restrictions, liens, and easements of record affecting the aforesaid realty, including the rights of way shown on the aforesaid plat.

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should William J. Pifer, Jr., predecease his wife, Carrie Pifer, then the entire full, fee simple title in and to said real estate shall vest solely in Carrie Pifer; and should Carrie Pifer predecease her husband, William J. Pifer, Jr., then the entire full, fee simple title in and to said real estate shall vest solely in William J. Pifer, Jr.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2021, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

KEATON,  
FRAZER,  
& MILLESON,  
PLLC  
ATTORNEYS AT LAW  
106 E. MAIN STREET  
MOMNEY, WV 26757

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \_\_\_\_\_ The Grantors are residents of the State of West Virginia, and are therefore exempt from the withholding provisions of the West Virginia Code.

WITNESS the following signatures and seals:

Shane E. Rosenberger (SEAL)  
Shane E. Rosenberger

Sarah C. Rosenberger (SEAL)  
Sarah C. Rosenberger

STATE OF West Virginia  
COUNTY OF Hampshire, TO WIT:

I, Suzanne P. Knight, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Shane E. Rosenberger and Sarah C. Rosenberger**, his wife, whose names are signed and affixed to the foregoing deed dated the 30th day of October, 2020, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 30th day of October, 2020.



Suzanne P. Knight  
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.  
Z:\Janie\DEEDS\P - Q\Pifer fr Rosenberger 2020.1458.wpd  
spk.10.30.2020

KEATON,  
FRAZER,  
& MILLESON,  
PLLC  
ATTORNEYS AT LAW  
6 E. MAIN STREET  
ROMNEY, WV 25757

State of West Virginia, Mineral County, to-wit:  
Be it remembered that on this 2  
day of November, 2020. The  
foregoing Deed was  
presented in the Office of the Clerk of County  
Commission and admitted to record.  
Lauren T. P. Ellitritz  
Clerk of County Commission

391-228