

**RANDALL E. JUBB;
and
HEIDI K. JUBB**

TO: DEED

RANDALL E. JUBB

THIS DEED, Made this 18th day of
December, 2017, by and between Randall E.
Jubb and Heidi K. Jubb, grantors, parties of
the first part, and Randall E. Jubb,
grantee, party of the second part,

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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 party of the second part, with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all those two certain tracts or parcels of real estate, more particularly described as follows:

FIRST PARCEL: All that certain lot, unit, farm, section or parcel of real estate lying and being situate near Capon Bridge in Bloomery District, Hampshire County, West Virginia, known and being designated as **Section 3 of Overlook Ridge, containing 20.859 acres, more or less**, according to Plat of Survey titled "Plat of Survey of Overlook Ridge, Sections 2-8", prepared by Rickie C. Davy, Licensed Land Surveyor, WV Registration No. 535, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 9 at Pages 286 - 288. Said Plat of Survey is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said real estate is depicted on the 2017 Hampshire County Land Books as District 01, Tax Map 35 Parcel, 114.

And being the same real estate conveyed unto Randall E. Jubb and

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Heidi K. Jubb, his wife, by deed of B. K. Haynes Corporation, a Virginia Corporation authorized to do business in the State of West Virginia, dated the 29th day of December, 2005, and of record in said Clerk's Office in Deed Book No. 451, at page 139.

The unit, lot, farm or section herein conveyed is conveyed in fee simple unto the Grantee and party of the second part, his heirs and assigns, by the aforementioned Plat of Survey, which are incorporated herein by reference as if textually set forth in the body of this deed. Unless limited by the Plat of Survey, each easement, note or other matter described on the aforementioned Plat of Survey runs with the land and binds the Grantee, his heirs and assigns.

The Grantors and parties of the first pat do hereby specifically grant and convey unto the grantee and party of the second part, his heirs and assigns, to the extent that I is necessary to obtain ingress and egress to their Section from U.S. Route 50, the non-exclusive and non-obstructed (not to be gated) use of the main right-of-way known as Bear Garden Trail which is described on the aforementioned Plat of Survey of Overlook Ridge.

The above described real estate is taken subject to those certain covenants, conditions and restrictions for Overlook Ridge, Sections 2-8, and of record in the aforesaid Clerk's Office in Deed Book 451, at pages 140 - 156, and any and all amendments thereto.

SECOND PARCEL: All that certain tract or parcel of real estate, together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging, lying and being situate near Capon Bridge in Bloomery District, Hampshire County, West Virginia, all that certain

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tract or parcel of real estate containing 20.096 acres, more or less, together with any and all improvements thereon, all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, situate in Bloomery District, Hampshire County, West Virginia, as shown on that certain Plat of Survey titled "Plat of Survey of Mountain Run Farm", prepared by Rickie C. Davy, Licensed Land Surveyor, WV No. 535, and which Plat of Survey is of record in the aforesaid Clerk's Office in Deed Book No. 431 at Pages 425 - 427. Said Plat of Survey is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said real estate is depicted on the 2017 Hampshire County Land Books as District 01, Tax Map 34, Parcel 84.

And being the same real estate conveyed unto Randall E. Jubb and Heidi K. Jubb, his wife, by deed of B. K. Haynes Corporation, a Virginia Corporation authorized to do business in the State of West Virginia, dated the 4th day of November, 2008, and of record in said Clerk's Office in Deed Book No. 479, at page 334. And further being the same real estate conveyed unto Randall E. Jubb and Heidi K. Jubb, his wife, by Deed of Correction of B. K. Haynes Corporation, a Virginia Corporation authorized to do business in the State of West Virginia, dated the 20th day of June, 2011, and of record in the aforesaid Clerk's Office in Deed Book 500 at Page 793.

The Grantors and parties of the first part also grant and convey unto the Grantee and party of the second part, his heirs and assigns, a limited common easement over, across and through Well Bottom Trail for ingress and egress with U.S. Route 50, i.e., an unobstructed non-

exclusive right for the 20.096 acre tract and Sections 2, 3, 4, 5, and 6 of Overlook Ridge to use Well Bottom Trail for additional ingress and egress with U.S. Route 50.

The 20.096 acre parcel of real estate adjoins two public roads, to-wit: U.S. Route 50 and Smokey Hollow Road, and also adjoins Overlook Ridge. Be it understood that the 20.096 acre tract of real estate is not a part of Overlook Ridge, and it is not subject to nor is it bound by the terms of the Declarations set forth in deeds in Overlook Ridge, except that it is bound by the provisions of Well Bottom Trail. The Grantee and party of the second part, his heirs and assigns, are bound by the "Terms of Use of Well Bottom Trail" set forth herein.

Said real estate is conveyed subject to those certain "Terms of Use of Well Bottom Trail" and "Rules and Regulations Respecting Use of Well Bottom Trail", as contained in the deed of conveyance from B.K. Haynes Corporation, a Virginia Corporation, unto Randall E. Jubb and Heidi K. Jubb, his wife, dated November 4, 2008, and of record in the aforesaid Clerk's Office in Deed Book No. 479 at Page 334.

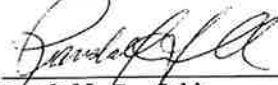
TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

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 \$0.00, as this is in the nature of a property settlement agreement in the parties' divorce action with no further consideration being necessary. The grantors further affirm that they are

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exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code, as the property is transferred pursuant to a deed or other instrument that indicates consideration payable for the transfer is zero.

WITNESS the following signatures and seals:

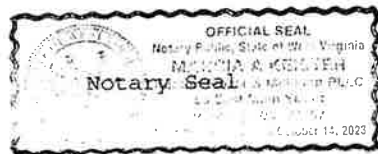

Randall E. Jubb (SEAL)

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A. Keister, a Notary Public, in and for the county and state aforesaid, do hereby certify that Randall E. Jubb, whose name is signed and affixed to the foregoing deed dated the 18th day of December, 2017, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 4th day of January, 2018.



Marcia A. Keister
 Notary Public