







DANIEL J. SERAFINI  
and  
LISA M. SERAFINI,  
his wife

TO: DEED

FRANK ESPOSITO

THIS DEED, made this 1<sup>st</sup> day of December,  
2023, by and between Daniel J. Serafini and  
Lisa M. Serafini, his wife, grantors, parties  
of the first part, and Frank Esposito,  
grantee, party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, 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, all that certain tract or parcel of land, lying and being situate in Mill Creek District, Hampshire County, West Virginia, known as the "Residue" containing 6.56 acres, more or less, as shown on the Final Plat of Hamilton Estates prepared by Triad Engineering, Inc., dated February 15, 2006, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 10 at Pages 158 and 160. 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 parcel is depicted on the 2013 Hampshire County Land Books as District 06, Tax Map 10, Parcel 97.

And being the same real estate conveyed to Daniel J. Serafini and Lisa M. Serafini, his wife, by deed of Mark Evan McDonnell, dated November 19, 2013, of record in the aforesaid Clerk's Office in Deed Book 518 at Page 31.

TOGETHER WITH AND SUBJECT TO that certain existing, non-exclusive right of way known locally as "Tenacious Drive".

The subject real estate may be subject to those certain protective covenants for Hamilton Estates of record in the aforesaid Clerk's Office in Deed Book 454 at Page 145, and Deed Book 457 at Page 251.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2024, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, easements, improvements, timbers, waters, minerals and mineral rights, and any 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 \$38,000.00. The grantors further affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

KEATON,  
FRAZER,  
& MILLESON,  
P.L.L.C.  
ATTORNEYS AT LAW  
36 E. MAIN STREET  
ROMNEY, WV 26757

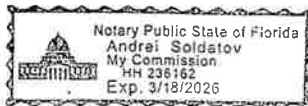
WITNESS the following signatures and seals:

 (Seal)  
Daniel J. Serafini  
 (Seal)  
Lisa M. Serafini


STATE OF Florida  
COUNTY OF Hernando TO WIT:

I, Andrei Soldatov, a Notary Public, in and for the county and state aforesaid, do hereby certify that Daniel J. Serafini and Lisa M. Serafini, his wife, whose names are signed and affixed to the foregoing and attached deed, dated the 1<sup>st</sup> day of December, 2023, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 04 day of December, 2023.



NOTARY SEAL

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
W. JOSEPH MILLESON, JR., ATTORNEY AT LAW  
KEATON, FRAZER, MILLESON & DANTE, PLLC  
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757

Z:\Janie\DEEDS\E - F\Esposito, F fr. Serafini, D&L.6.56 acres.2023.1302.wpd  
cbh/11-16-23

KEATON,  
FRAZER,  
& MILLESON,  
PLLC  
ATTORNEYS AT LAW  
56 E. MAIN STREET  
ROMNEY, WV 26757

Hampshire County  
Eric W. Strite, Clerk  
Instrument 229437  
12/08/2023 @ 01:17:57 PM  
DEED  
Book 599 @ Page 313  
Pages Recorded 3  
Recording Cost \$ 52.00  
Transfer Tax \$ 209.00  
Fam Land Tax \$ 83.60