





Eric W Strite
Hampshire County 02:15:46 PM
Instrument No 14942
Date Recorded 06/04/2013
Document Type Plat
Pages Recorded 1
Book-Page 12-66
Recording Fee \$16.00
Additional \$1.00

103.55 Acres

William B. Timmons
T.M. 3, P. 22
467, 677

Joseph Buser
T.M. 3, P. 30
426, 160

James Delavader, Jr.
T.M. 3, P. 45
366, 770

Iva Haggerty
(Hampshire County)

Lonnie T.

Jean Shoemaker
T.M. 3, P. 82
426, 103

Wheaton Drive

Huffman Road 220/19

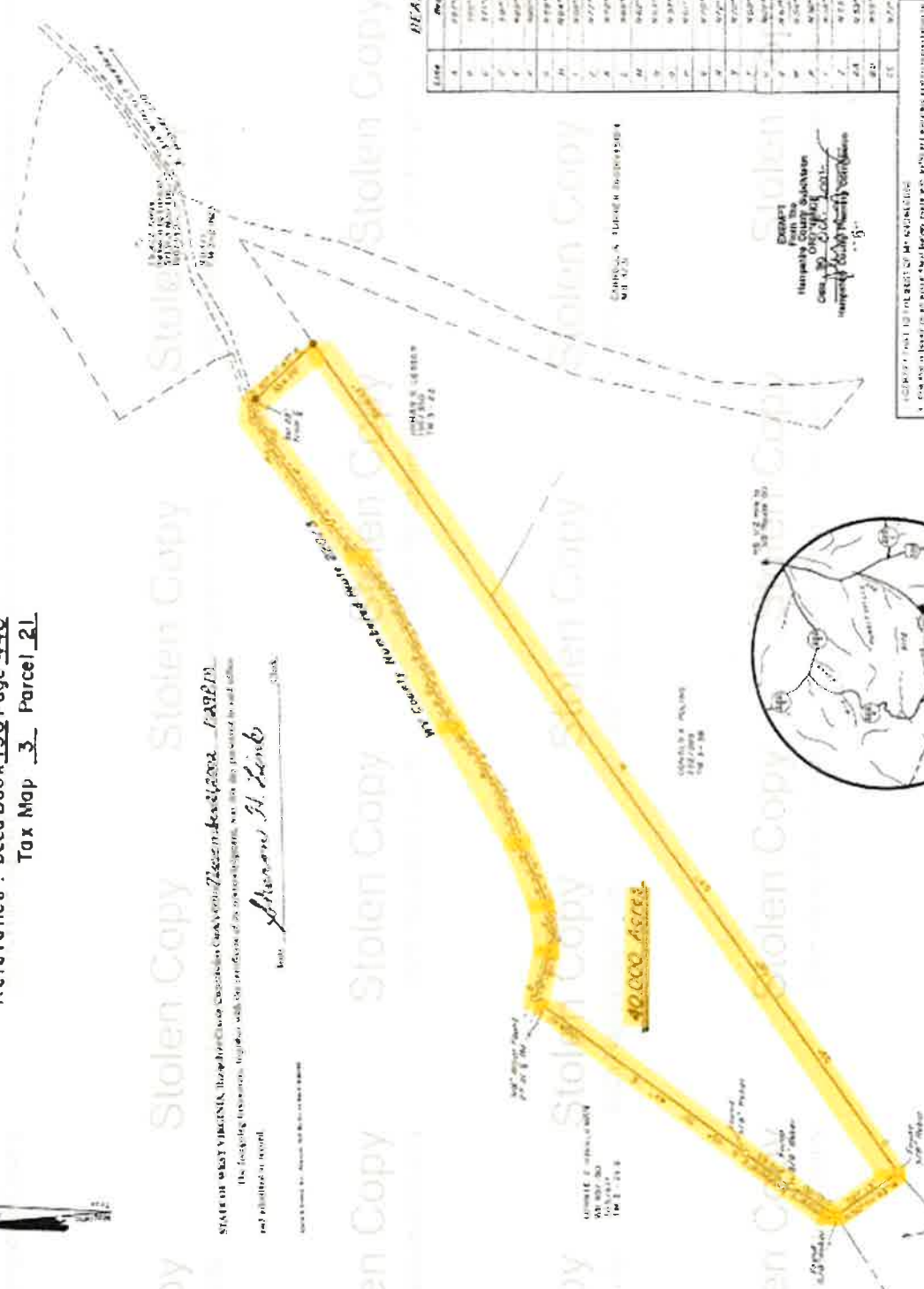


PLAT OF SURVEY FOR
SYLVIA M. MARTIN
Hampshire County
West Virginia
Reference: Deed Book 190 Page 440
Tax Map 3 Parcel 21

Plat of Survey for
SYLVIA M. MARTIN
Mill Creek District Hampshire County
West Virginia
Reference: Deed Book 190 Page 440
Tax Map 3 Parcel 21

STATE OF WEST VIRGINIA, the Board of Equalization, do hereby certify that the above described parcel is located in the County of Hampshire, West Virginia, and is subject to the following taxes:

Sharon H. Linder
County Clerk



BEARING TABLE

Line	Bearing	Distance
1	S 89° 00' 00" E	100.00
2	S 89° 00' 00" E	100.00
3	S 89° 00' 00" E	100.00
4	S 89° 00' 00" E	100.00
5	S 89° 00' 00" E	100.00
6	S 89° 00' 00" E	100.00
7	S 89° 00' 00" E	100.00
8	S 89° 00' 00" E	100.00
9	S 89° 00' 00" E	100.00
10	S 89° 00' 00" E	100.00
11	S 89° 00' 00" E	100.00
12	S 89° 00' 00" E	100.00
13	S 89° 00' 00" E	100.00
14	S 89° 00' 00" E	100.00
15	S 89° 00' 00" E	100.00
16	S 89° 00' 00" E	100.00
17	S 89° 00' 00" E	100.00
18	S 89° 00' 00" E	100.00
19	S 89° 00' 00" E	100.00
20	S 89° 00' 00" E	100.00
21	S 89° 00' 00" E	100.00
22	S 89° 00' 00" E	100.00
23	S 89° 00' 00" E	100.00
24	S 89° 00' 00" E	100.00
25	S 89° 00' 00" E	100.00
26	S 89° 00' 00" E	100.00
27	S 89° 00' 00" E	100.00
28	S 89° 00' 00" E	100.00
29	S 89° 00' 00" E	100.00
30	S 89° 00' 00" E	100.00
31	S 89° 00' 00" E	100.00
32	S 89° 00' 00" E	100.00
33	S 89° 00' 00" E	100.00
34	S 89° 00' 00" E	100.00
35	S 89° 00' 00" E	100.00
36	S 89° 00' 00" E	100.00
37	S 89° 00' 00" E	100.00
38	S 89° 00' 00" E	100.00
39	S 89° 00' 00" E	100.00
40	S 89° 00' 00" E	100.00
41	S 89° 00' 00" E	100.00
42	S 89° 00' 00" E	100.00
43	S 89° 00' 00" E	100.00
44	S 89° 00' 00" E	100.00
45	S 89° 00' 00" E	100.00
46	S 89° 00' 00" E	100.00
47	S 89° 00' 00" E	100.00
48	S 89° 00' 00" E	100.00
49	S 89° 00' 00" E	100.00
50	S 89° 00' 00" E	100.00
51	S 89° 00' 00" E	100.00
52	S 89° 00' 00" E	100.00
53	S 89° 00' 00" E	100.00
54	S 89° 00' 00" E	100.00
55	S 89° 00' 00" E	100.00
56	S 89° 00' 00" E	100.00
57	S 89° 00' 00" E	100.00
58	S 89° 00' 00" E	100.00
59	S 89° 00' 00" E	100.00
60	S 89° 00' 00" E	100.00
61	S 89° 00' 00" E	100.00
62	S 89° 00' 00" E	100.00
63	S 89° 00' 00" E	100.00
64	S 89° 00' 00" E	100.00
65	S 89° 00' 00" E	100.00
66	S 89° 00' 00" E	100.00
67	S 89° 00' 00" E	100.00
68	S 89° 00' 00" E	100.00
69	S 89° 00' 00" E	100.00
70	S 89° 00' 00" E	100.00
71	S 89° 00' 00" E	100.00
72	S 89° 00' 00" E	100.00
73	S 89° 00' 00" E	100.00
74	S 89° 00' 00" E	100.00
75	S 89° 00' 00" E	100.00
76	S 89° 00' 00" E	100.00
77	S 89° 00' 00" E	100.00
78	S 89° 00' 00" E	100.00
79	S 89° 00' 00" E	100.00
80	S 89° 00' 00" E	100.00
81	S 89° 00' 00" E	100.00
82	S 89° 00' 00" E	100.00
83	S 89° 00' 00" E	100.00
84	S 89° 00' 00" E	100.00
85	S 89° 00' 00" E	100.00
86	S 89° 00' 00" E	100.00
87	S 89° 00' 00" E	100.00
88	S 89° 00' 00" E	100.00
89	S 89° 00' 00" E	100.00
90	S 89° 00' 00" E	100.00
91	S 89° 00' 00" E	100.00
92	S 89° 00' 00" E	100.00
93	S 89° 00' 00" E	100.00
94	S 89° 00' 00" E	100.00
95	S 89° 00' 00" E	100.00
96	S 89° 00' 00" E	100.00
97	S 89° 00' 00" E	100.00
98	S 89° 00' 00" E	100.00
99	S 89° 00' 00" E	100.00
100	S 89° 00' 00" E	100.00

FRANK A. WHITACRE, INC.
Hampshire County, West Virginia
Phone: 1-800-629-4806

DEED
This deed is based on an original deed from the State of West Virginia, and is subject to the terms and conditions of the original deed. The State of West Virginia is hereby acknowledged as the owner of the land described herein, and the same is being conveyed to the State of West Virginia. This deed is subject to the terms and conditions of the original deed.

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VICINITY MAP
Scale 1" = 1 Mile

LONNIE E. RIGGLEMAN

This Deed of Right of Way, made this 2nd day of May, 2013, by and between Lonnie E. Riggleman, grantor, party of the first part, and Donna K. Poling, grantee, party of the second part,

TO: DEED OF RIGHT OF WAY

DONNA K. POLING

WHEREAS, the party of the first part herein is the owner of two contiguous parcels of real estate, the first containing 32.999 acres, more or less, (Tax Map 2, Parcel 5), of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 418, at page 714, and the second containing 34.66 acres, more or less, (Tax Map 3, Parcel 21.8) of record in the aforesaid Clerk's Office in Deed Book 365, at page 617; and,

WHEREAS, the party of the second part herein is the owner of a parcel of real estate taxed as 116.5 acres, more or less, (Tax Map 3, Parcel 38), but upon resurvey was shown to contain 103.55 acres, more or less, which was acquired by her by the Last Will and Testament of her father, Donald K. Poling, of record in said Clerk's Office in Will Book 57, at page 37; and,

WHEREAS, said 32.999 acre parcel owned by party of the first part, and the 103.55 acre parcel of real estate owned by party of the second part, are contiguous, and the right of way known as "Wheaton Drive" which serves the 103.55 acre parcel, first crosses the 32.999 acre parcel, and then passes through the 34.66 acre parcel a distance of approximately 1,500 feet to West Virginia County Numbered Route 220/3, which is known as Huffman Road; and,

WHEREAS, the party of the first part does now desire to convey a perpetual, non-exclusive twelve foot (12') right of way over his 32.999 acre parcel and 34.66 acre parcel unto the party of the second part herein, her heirs, successors, and assigns, for purposes of ingress and

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

egress over the existing road to and from her 103.55 acre parcel to West Virginia County Numbered Route 220/3, under the following terms, conditions, and stipulations; and,

NOW, THEREFORE, THIS DEED OF RIGHT OF WAY, TO WIT:

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 party of the first part does, by these presents, grant and convey unto the said party of the second part, her heirs, successors, and assigns, with covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, a perpetual, nonexclusive easement over an existing road known as "Wheaton Drive" which crosses his 32.999 acre and 34.66 acre parcels of real estate unto the party of the second part herein, her heirs, successors, and assigns, for purposes of ingress and egress over the existing road to and from her 103.55 acre parcel to West Virginia County Numbered Route 220/3.

The right of way herein conveyed shall be twelve (12) feet wide, and shall be over the existing roadway, and shall not be expanded upon in size or use. The right of way is shown upon a plat of record in the aforesaid Clerk's Office in Map Book 9, at page 245, as it passes through the 32.999 acre parcel, and is shown upon a plat of record in the aforesaid Clerk's Office in Deed Book 365, at page 621, as it passes through the 34.66 acre parcel. Further, this right of way shall be used for purposes of ingress, egress, and utilities only.

Party of the second part herein, her heirs, successors, and assigns, shall be responsible for the upkeep and maintenance of said right of way.

TO HAVE AND TO HOLD the aforesaid right of way unto the grantees, their heirs, successors, and assigns, in fee simple forever.

We hereby certify under penalties as prescribed by law that the actual consideration paid for the right of way conveyed by the foregoing and attached instrument is \$10.00.

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

WITNESS the following signatures and seals:

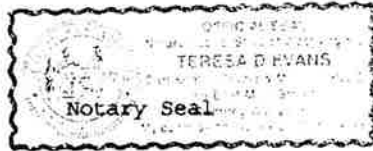
Lonnie E. Riggleman (SEAL)
Lonnie E. Riggleman

Donna K. Poling (SEAL)
Donna K. Poling

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Teresa D. Evans, a Notary Public within and for the county and state aforesaid, do hereby certify that **Lonnie E. Riggleman**, whose name is signed to the foregoing instrument dated the 2nd day of May, 2013, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 15 day of May, 2013.

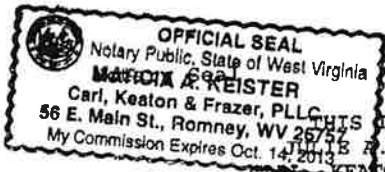


Teresa D. Evans
Notary Public

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A. Keister, a Notary Public within and for the county and state aforesaid, do hereby certify that **Donna K. Poling**, whose name is signed to the foregoing instrument dated the 2nd day of May, 2013, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 31st day of May, 2013.



Marcia A. Keister
Notary Public

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

THIS INSTRUMENT PREPARED BY:
CARL, KEATON, FRAZER & MILLESON,
56 EAST MAIN STREET, ROMNEY, WEST VIRGI
\\Ckfsver\share\$\Janie\Rights of Way\poling.riggleman.2013.315.wpd

Eric J. Strite
HAMPSHIRE COUNTY 02:18:32 PM
Instrument No 149443
Date Recorded 06/04/2013
Document Type ROW
Pages Recorded 3
Book-Page 515-19
Recording Fee \$5.00
Additional \$6.00