

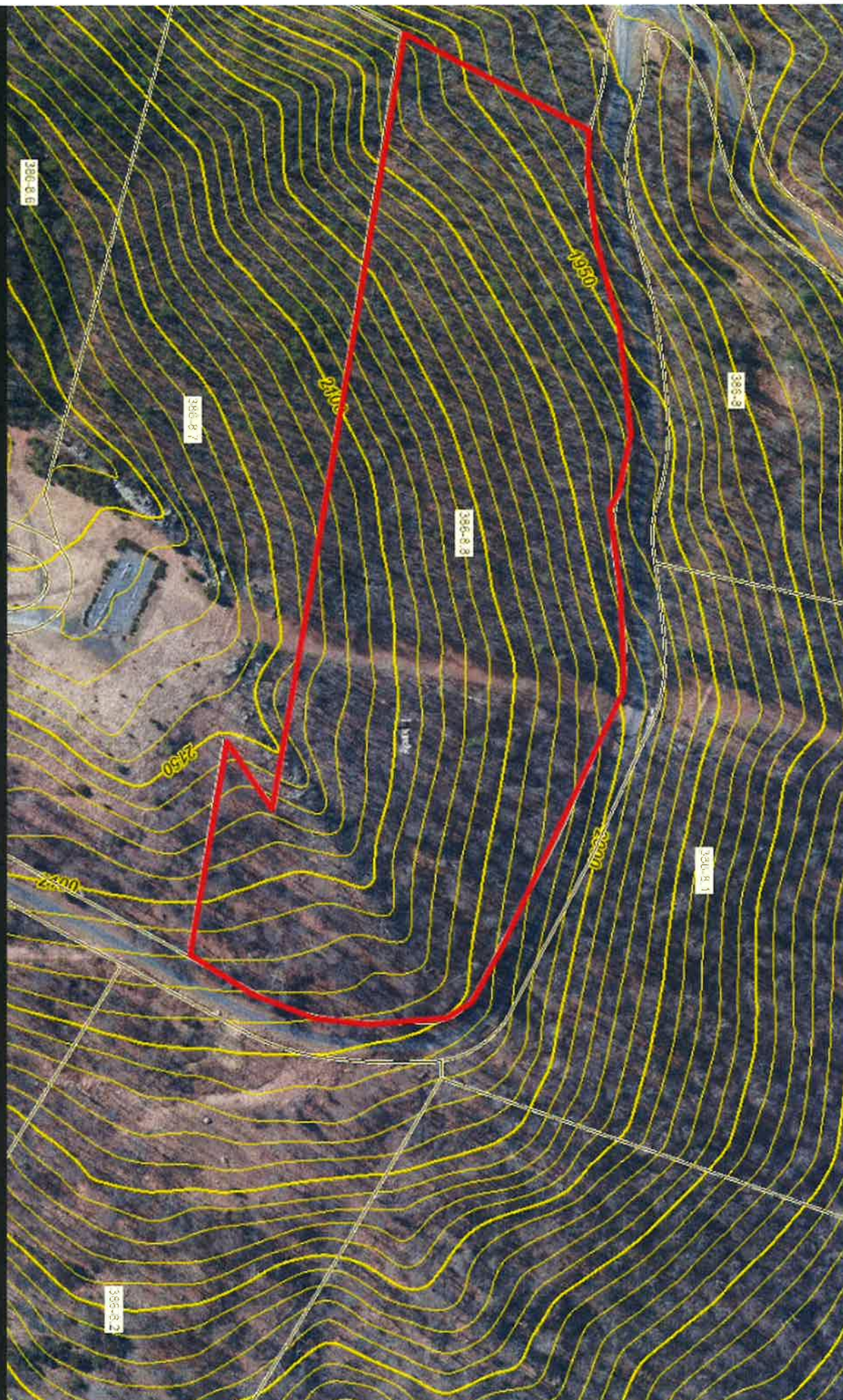
Basemaps

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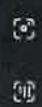
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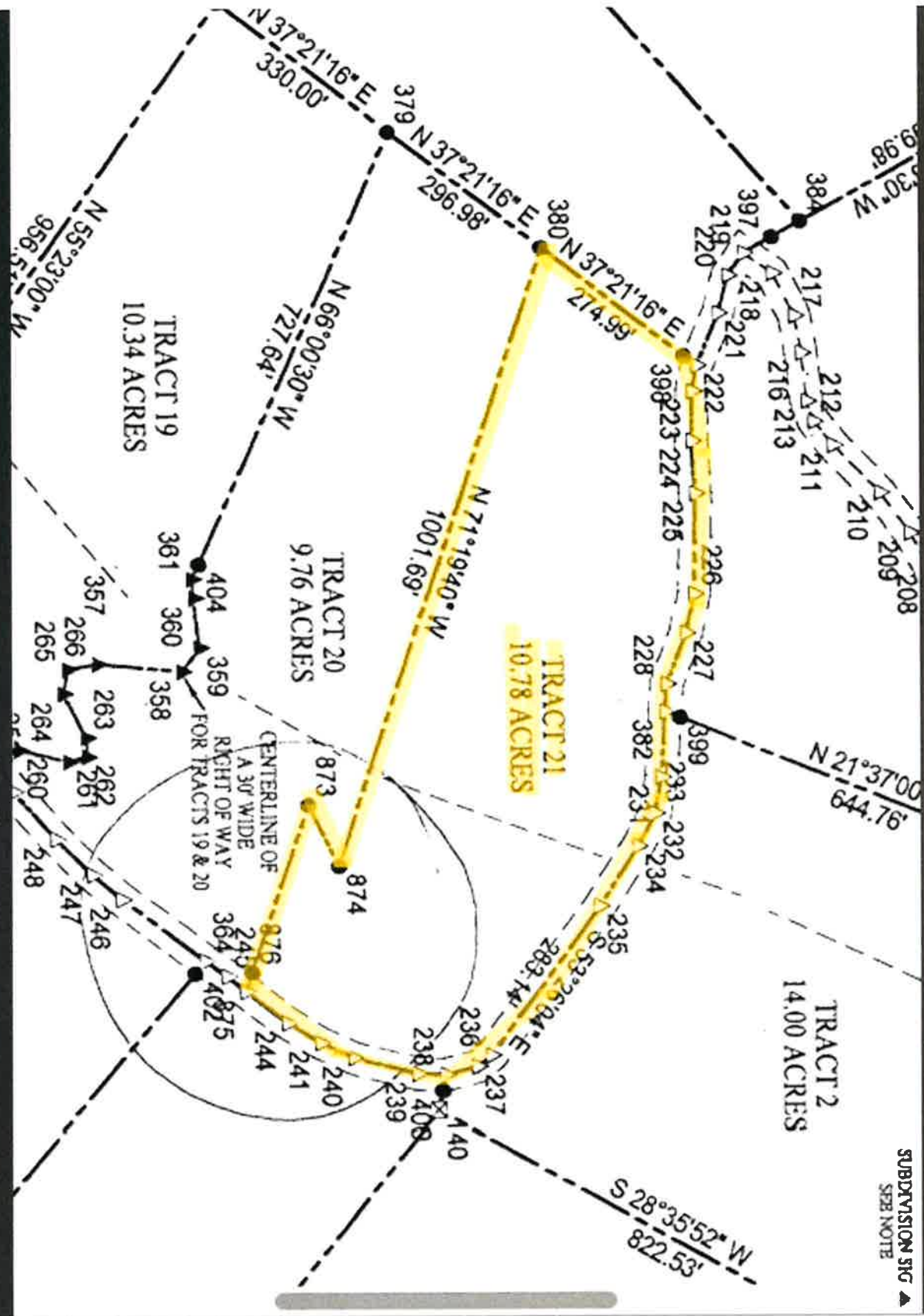


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SUSAN C. RICHARDS
and
KIMBERLY JILL BARR

TO: DEED

ADAM L. SLAGOWSKI

THIS DEED, made this 21st day of February, 2022, by and between Susan C. Richards and Kimberly Jill Barr, Grantors, parties of the first part, and Adam L. Slagowski, party of the second part, Grantee.

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, together with all rights, rights of way, improvements and appurtenances thereunto belonging, all that certain tract or parcel of real estate together with the improvements thereon, situate in Lost River District, Hardy County, West Virginia, being more particularly bounded and described as follows, to wit:

Tract 21, Lost River Bluffs Subdivision, containing 10.78 acres, more or less. A revised Plat of said real estate, prepared by Edward J. Mayhew, Professional Surveyor, recorded October 28, 2005, is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book 7, Page 95. Reference to said plat being made for a more particular description of the real estate herein conveyed.

Said real estate is depicted on the Hardy County Land Books as Tax Map 386, Parcel 8.8 for said district.

And being the same real estate which was conveyed unto Susan C. Richards and Kimberly Jill Barr, by deed of Pearl River Timber, LLC, a

Virginia limited liability company, dated November 14, 2005, and of record in the aforesaid Clerk's Office in Deed Book 289, at Page 411.

The real estate herein conveyed is subject to the restrictive covenants and conditions of the Lost River Bluffs Subdivision being of record in the Hardy County Clerk's Office in Deed Book 287, at Page 827, and any and all amendments thereto.

This conveyance is subject to an existing underground gas pipeline as identified on the plat of the real estate herein conveyed.

Oil and gas rights do not convey, having been previously reserved to Grover S. Funkhouser, Jr., et als, as set forth in the deed of record in the aforesaid Clerk's Office in Deed Book 159 at Page 630. In addition, 25% of all oil, gas and mineral rights were conveyed by G. S. Funkhouser to H. G. Muntzing, et als, by deed dated January 20, 1965, of record in said Clerk's Office in Deed Book 113 at Page 478.

This conveyance is subject to all rights-of-way of record or in existence.

The real estate herein conveyed is subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in a formation of a

new tract of land not previously on record.

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 2022, 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, 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 \$49,900.00, and the grantors affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the tax withholding requirements of the West Virginia Code.