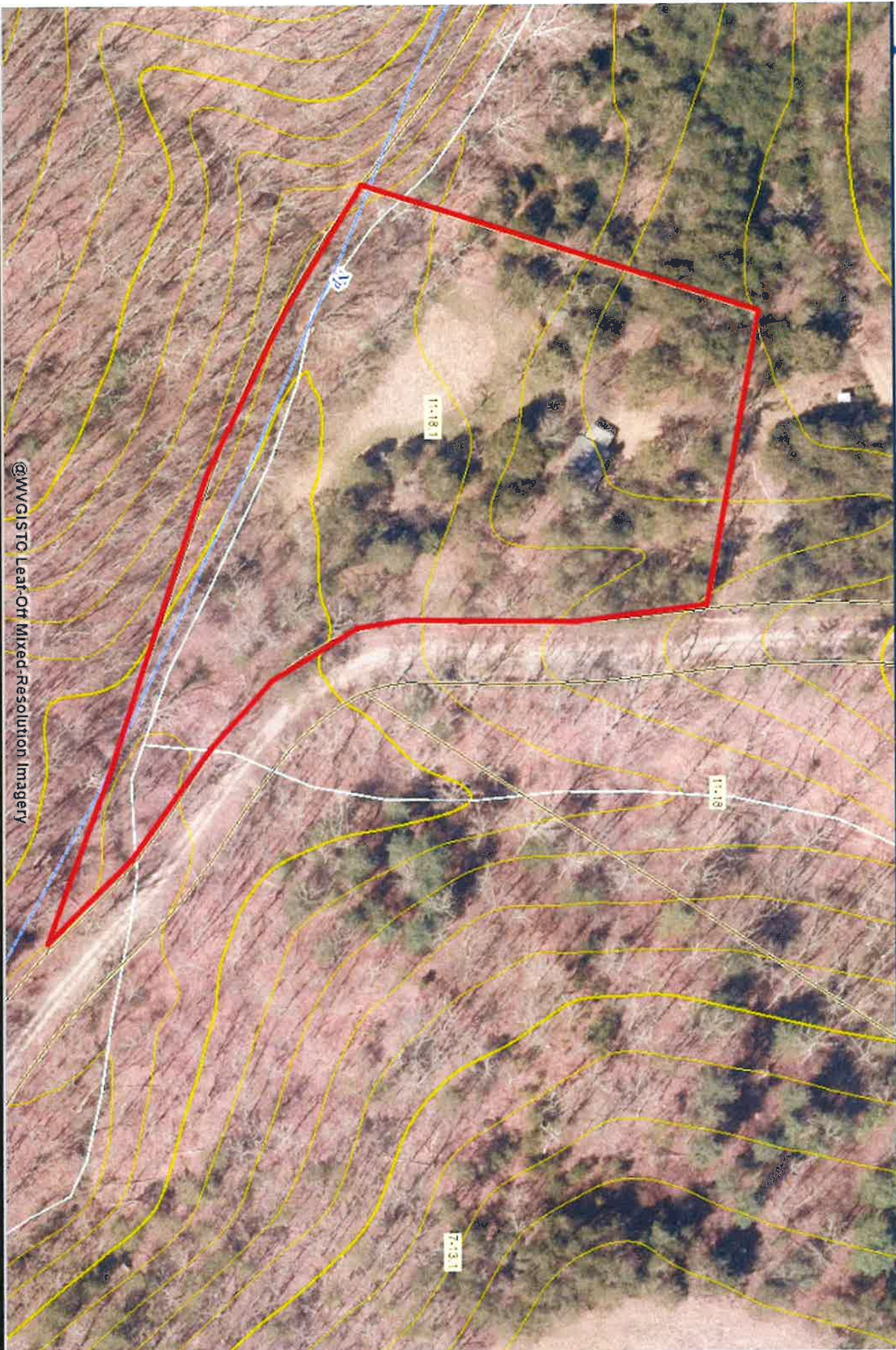


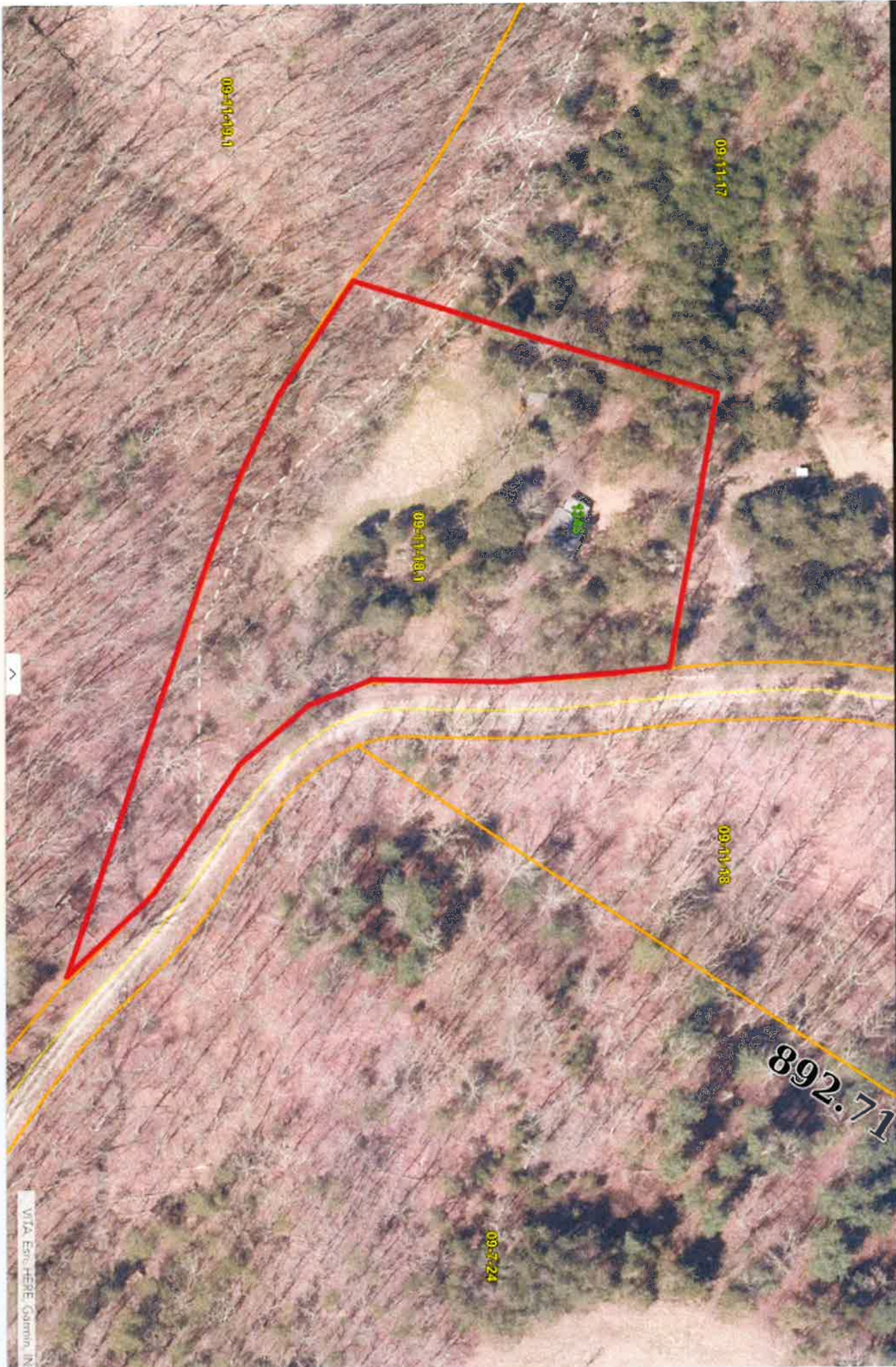


Q Search



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09-11-17

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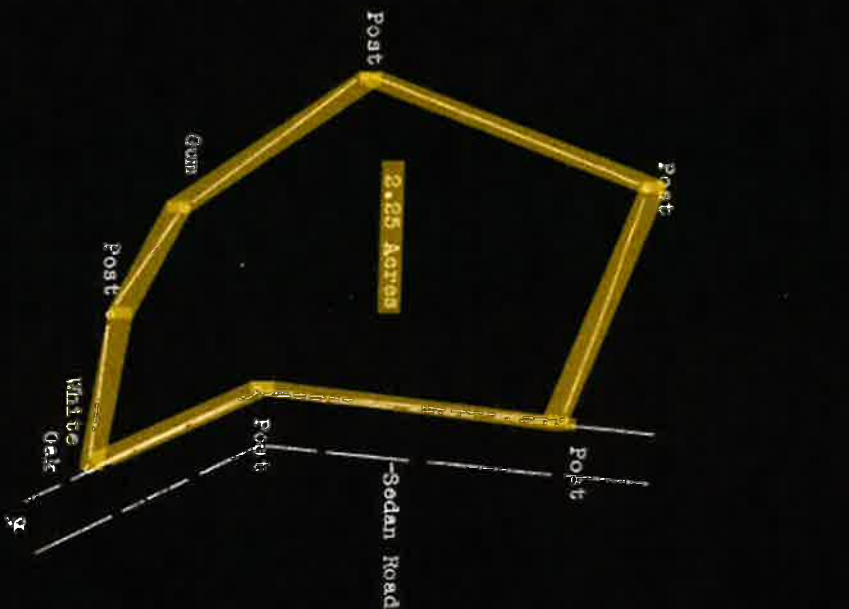
09-11-20

09-11-21

892.71

VIA HERE HERE Garmin INC

SHEWMAN DISTRICT, HAMPSHIRE COUNTY, WEST VIRGINIA



SCALE: 1 INCH = 100 FEET

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
Be it remembered, that on the 24th day of January, 1971, at 3:50 P. M.,
this Plot was presented to the Clerk's Office of the County Court of said County and
with the certificate thereto annexed, admitted to record.

Attest Maury P. Nelson, Clerk
County Court, Hampshire County, W. Va.



Q Search



121%



WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

Owner	Signed by: <i>Clair D. Esch</i> A781A37C496F4F6	Date	9/10/2026
Owner	Signed by: <i>Eugenia Esch</i> 082D2B6AD30547E	Date	9/9/2026

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser	_____	Date	_____
Purchaser	_____	Date	_____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to seller (*Check (i) or (ii) below*):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*)

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (*initial*)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet ***Protect Your Family From Lead in Your Home***.

(e) ☐ Purchaser has (*check (i) or (ii) below*):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards: or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The Following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by:
Clair D. Esch
A781A37C486F4F8...
SELLER

9/10/2026
DATE

Signed by:
Eugenia Esch
1087D2B6AD30547E...
SELLER

9/9/2026
DATE

PURCHASER
[Signature]
AGENT

DATE
9-9-26
DATE

PURCHASER
[Signature]
AGENT

DATE
DATE

9205 Flower Ave
Silver Spring WV

59309

351

ROBERT J. CROSSGROVE AND
RUTH E. ESCH CROSSGROVE, HIS WIFE

THIS DEED, Made this 3rd day
of July, 1996, by and between

TO: DEED

Robert J. Crossgrove and Ruth E. Esch
Crossgrove, his wife, grantors, parties
of the first part, and Clair D. Esch and
Eugenia Esch, his wife, grantees, parties
of the second part,

CLAIR D. ESCH AND
EUGENIA ESCH, HIS WIFE

WHEREAS, by deed dated June 25, 1984, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 271, at page 219, the grantors herein did grant and convey a one-half undivided interest in and to the hereinafter described real estate unto the grantees herein, and it is now the purpose and intention of this deed for the grantors herein to convey all of their remaining right, title and interest, same being a one-half undivided interest in and to said real estate unto the grantees herein, thus vesting full, fee simple title in and to said real estate unto the grantees herein.

NOW, THEREFORE, THIS DEED, 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 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, a full undivided one-half (1/2) interest or equal moiety in and to that certain tract or parcel of real estate, together with any and all improvements thereon, situate in Sherman District, Hampshire County, West Virginia, on what is known as Dunmore Ridge, and more particularly bounded and described as follows:

Beginning at a white oak on the west side of the Sedan Road and located in a hollow on the north side of a creek; thence with one of the lines of the 30-acre tract, N. 83 45 W., 119 feet to a post at the edge of a creek; thence with a fence, N. 56 W., 97 feet to a gum tree located in said fence; thence crossing said creek, N. 37 W., 160 feet to a post by a walnut; thence N. 21 45 E., 226 feet to a post; thence S. 70 30 E., 179 feet to a post on the west side of the Sedan Road; thence with the west side of said road, S. 5 W., 225 feet to a post on the west side of said road; thence S. 31 45 E., 141.5 feet to the beginning, containing 2-1/4 acres, more or less.

And being the same interest in real estate conveyed unto Clair D. Esch and Eugenia Esch, his wife, by deed of Robert J. Crossgrove and Ruth E. Esch Crossgrove, his wife, by deed dated June 25, 1984, and is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 271, at page 219.

A map or plat of the real estate of which an interest is hereby conveyed is of record in the aforesaid Clerk's Office in Deed Book No. 189, at page 328.

This conveyance is made unto the said parties of the second part as joint

H. CHARLES CARL, III
ANSEL & CARL
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

tenants with full rights of survivorship in and to the one-half interest herein conveyed, which is to say, should Clair D. Esch predecease his wife, Eugenia Esch, then the entire full, fee simple title in and to said real estate shall vest solely in Eugenia Esch; and should Eugenia Esch predecease her husband, Clair D. Esch, then the entire full, fee simple title in and to said real estate shall vest solely in Clair D. Esch.

TO HAVE AND TO HOLD the aforesaid interest in real estate unto the said grantees, together with all rights, ways, building, houses, easements, timbers, waters, improvements, minerals and mineral rights, together with any and all 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 \$ 14,000.00.

WITNESS the following signatures and seals:



Robert J. Crossgrove (SEAL)
Robert J. Crossgrove
Ruth E. Esch Crossgrove (SEAL)
Ruth E. Esch Crossgrove

CITY OF WASHINGTON, DC
~~STATE OF WEST VIRGINIA~~

I, *Vivian Tillman*, a Notary Public, in and for the ~~county and~~ city *city* ~~state~~ aforesaid, do hereby certify that Robert J. Crossgrove and Ruth E. Esch Crossgrove, his wife, whose names are signed and affixed to the foregoing and attached deed, dated the 3rd day of July, 1996, have each this day, acknowledged the same before me in my said ~~county and state~~ *city*.

Given under my hand and Notarial Seal this *11th* day of *July*.

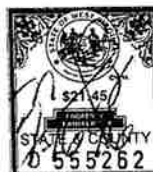
Vivian Tillman
Notary Public

Vivian Tillman
Notary Public, District of Columbia
My Commission Expires April 30, 1998

This instrument was prepared by H. Charles Carl, III, Attorney at Law, Romney, West Virginia, without benefit of a title examination.

lap/deed/Esch/7-3-96

H. CHARLES CARL, III
ANSEL & CARL
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the *16th* day of *July*, 19*96*, at *11:17 A*.M., this *Deed* was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest *Nancy C. Feller* Clerk
County Commission, Hampshire County, W. Va.