

ROBERT GREGGS
and
GEORGIA C. GREGGS,
his wife

THIS DEED, made this 2nd day of June, 2016, by
and between Robert Greggs and Georgia C.
Greggs, his wife, grantors, parties of the
first part, and Patrick Wylie Pruitt, grantee,
party of the second part,

TO: DEED
PATRICK WYLIE PRUITT

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 that certain tract or parcel of real estate containing **5.38 acres**, more or less, and designated as **Tract No. 4 in Valley View Subdivision**, situate in Sherman District of Hampshire County, West Virginia. Reference is hereby made to a plat of the aforesaid subdivision as prepared by Allen G. Clem, Licensed Land Surveyor, which plat is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 1 at Page 100, and said plat is, by reference, expressly made a part hereof. Said real estate is depicted on the 2015 Hampshire County Land Books as being Tax Map 10B, Parcel 7.

And being the same real estate which was conveyed unto Robert Greggs and Georgia C. Greggs, his wife, by deed of John Thomas Greggs and Doris June Greggs, his wife, dated June 19, 1998, of record in the aforesaid Clerk's Office in Deed Book 383 at Page 643.

For the consideration above set forth, there is also hereby granted and conveyed unto the grantee herein a right of way as shown on the plat of Valley View Subdivision, which right of way is 50 feet wide, with 25 feet thereof being within the bounds of the tract herein conveyed, and there is also reserved said right of way as an open road across part of the tract herein conveyed for the use and benefit of the grantee herein, and all other persons who have the right to use same; it being understood that the present roadway is located within the bounds of the 50 foot right of way as shown on said plat, but may not necessarily be located in the center thereof.

This lot may not be subdivided.

There is also reserved the right to grant unto utility companies the right to establish their power lines and utility lines as may be necessary to serve the owners of the parcels of land within said subdivision, said reservation being set forth in Deed Book 204 at Page 46.

The grantee is to pay \$100.00 per deeded tract per year for the maintenance of roads and any facilities dedicated to lot owners in common.

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

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 2016, 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 \$119,900.00. 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 § 11-21-71b.

WITNESS the following signatures and seals:

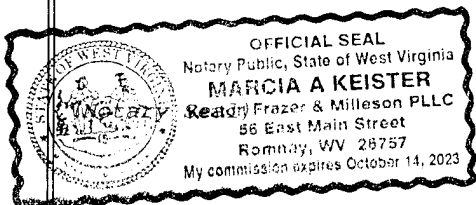
Robert Gregg (Seal)
Robert Greggs

Georgia C. Gregg (Seal)
Georgia C. Greggs

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 Robert Greggs and Georgia C. Greggs, his wife, whose names are signed and affixed to the foregoing and attached deed, dated the 2nd day of June, 2016, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 2nd day of June, 2016.



Marcia A. Keister
Notary Public

This Instrument Prepared by:
William C. Keaton, Attorney at Law
Keaton, Frazer & Milleson, PLLC
56 East Main Street, Romney, WV 26757

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KEATON,
FRAZER,
& MILLESON,
PLLC
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