

CLARENCE JAMES BELL  
900 MIDDLE RIDGE ROAD  
ROMNEY WV 26757-4586

CLARENCE JAMES BELL,  
GRANTOR

THIS DEED, Made and entered into this 24  
day of August, 2020, by and between Clarence

TO: DEED

James Bell, Grantor and Party of the First Part  
and Clarence James Bell and Helen Elda Sirk  
Bell, his wife, Grantees and Parties of the Second  
Part, as Joint Tenants With Rights of Survivorship  
and not as Tenants in Common of 900 Middle  
Ridge Road, Romney, West Virginia 26757.

CLARENCE JAMES BELL,  
AND  
HELEN ELDA SIRK BELL,  
His wife,  
GRANTEES

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said Grantor and Party of the First Part does hereby grant and convey with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrance unto Clarence James Bell and Helen Elda Sirk Bell, his wife, Grantees and Parties of the Second Part, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, all that certain tract or parcel of real estate, known and designated as Lot No. Twenty-two (22) of Dumore Ridge Park Subdivision, Section 2, which said lot contains 6.489 acres, more or less, as shown on the map or plat of said subdivision titled "Survey of Dunmore Ridge Park, Section 2, Lot No's 1 through 30", which said plat was prepared by Rickie C/ Davy, Licensed Land Surveyor, No. 535, on June 7, 2989, and which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 5, at page 107, and which said plat is by reference made a part hereof, for all pertinent and proper reasons, including for a more particular metes and bounds description of said Lot No. 22, containing 6.489 acres, more or less, which said tract is situate in Sherman district, Hampshire County, West Virginia.

And being a portion of the same real estate that was conveyed unto Clarence James Bell and Shirley Bowman Bell, his wife, by Deed of Laurel properties Partnership A West Virginia General Partnership, dated the 10<sup>th</sup> day of May 1995, and which said Deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 437, at page 449, to which said Deeds and all other Deeds in this chain of title, reference is hereby made for all pertinent and proper reasons. The said Shirley Bowman Bell having predeceased her husband on the 23<sup>rd</sup> day of June 2014, fee simple title vest sole in

Clarence James Bell by operation of the survivorship clause in said Deed.

The real estate hereby conveyed is subject to all rights of way as shown on the plat of Dunmore Ridge Park, Section 2, of record as set forth above in the aforesaid Clerk's Office; and all lots sold there from shall be taken subject to a declaration of Protective Covenants, Conditions and Restrictions for Dunmore Ridge Park, Section 2, which said instruments is of record in said Clerk's Office in Deed Book No. 341, at page 108, and further each lot sold herein shall also be taken subject to the amended Declaration of Protective Covenants Conditions and Restrictions for Dunmore Ridge Park, Section 2, dated April 26, 1995, and to be recorded prior to or contemporaneously with this Deed, and which said covenants are by reference made a part hereto as if set forth textually verbatim herein, and all covenants and restrictions set forth therein are deemed to be covenants running with the land, and are binding upon the grantees herein, their heirs, successors and assigns.

The property hereon described shall be merged into one property with the adjoining Lot No. 23 (7.419 acres) now owned by Clarence J. Bell and Shirley B. Bell, his wife, who is now deceased, (see Deed Book 342, Page 177) for the exclusive purpose of increasing the area of said parcel. The merged properties shall not be used or sold individually unless the prevailing County Laws are complied with.

TO HAVE AND TO HOLD the real estate herein conveyed together with all improvements thereon, together with any and all rights, rights of way, roads, easements, and roads buildings, houses, timbers, waters, minerals and mineral rights and appurtenances thereunto belonging, unto Clarence J. Bell and Helen Elda Sirk Bell, Grantees and Parties of the Second Part, as Joint Tenants With Rights of Survivorship, their heirs or assigns in fee simple.

WITNESS the following signature and seal:

 (SEAL)  
CLARENCE J. BELL, GRANTOR

STATE OF WEST VIRGINIA,

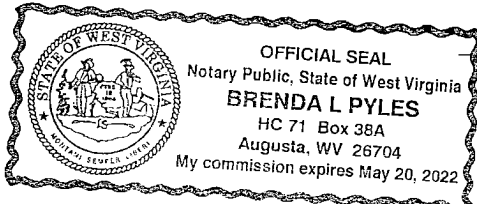
COUNTY OF HAMPSHIRE, TO WIT:

I, Brenda L. Pyles, a Notary Public in and for the aforesaid County and State, do hereby certify that Clarence J. Bell, who signed the foregoing and annexed writing bearing date of the \_\_\_\_\_,

day of August 2020, has this day acknowledged the same before me in my said County and State.

Given under my hand this 24 day of August 2020

My Commission expires: May 20, 2022.



*Brenda L Pyles*  
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare the total consideration for the property transferred by the document to which this declaration is append is per West Virginia Code § 11-22-1 is a transfer between husband and wife.

*Clarence Bell*  
GRANTOR/GRANTEE

THIS INSTRUMENT WAS PREPARED BY: ROYCE B. SAVILLE  
ATTORNEY AT LAW OF ROYCE B. SAVILLE, PLLC  
95 WEST MAIN STREET, P.O. BOX 2000  
ROMNEY, WEST VIRGINIA 26757

Without title search

Hampshire County  
Eric W. Stites, Clerk  
Instrument 203114  
08/24/2020 @ 02:20:55 PM  
DEED  
Book 568 @ Page 484  
Pages Recorded 3  
Recording Cost \$ 26.00