

**SAMUEL GEORGE FLANAGAN
and
JACQUELINE FLANAGAN,
Trustees of the
Flanagan Family Trust,
dated November 27, 2002**

THIS DEED, made this 6th day of August, 2014, by and between Samuel George Flanagan and Jacqueline Flanagan, Trustees of the Flanagan Family Trust, dated November 27, 2002, grantors, parties of the first part, and The Anthony J. Lanosz and Shirley M. Lanosz, his wife, grantees, parties of the second part,

TO: DEED

**ANTHONY J. LANOSZ
and
SHIRLEY M. LANOSZ, his wife**

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, 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, with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, together with all rights, improvements, privileges, rights of way and appurtenances thereunto belonging, the following described lot, tract, or parcel of real estate, situate, lying and being in Romney District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

Lot 8, Fox Wood Estates Subdivision, Phase One, containing 21.1873 acres. A plat of Fox Wood Estates, Phase One, prepared by Edward J. Mayhew, PS, dated September 27, 2002, is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 9 at Page 240, to which plat reference is made for a more particular description of the real estate described herein. Said real estate is depicted on the 2014 Hampshire County Land Books as District 07 Tax Map 29, Parcel 65.

Together with the right to use all rights of way and easements as shown on the plat of Fox Wood Estates.

And being the same real estate which was conveyed unto Samuel George Flanagan and Jacqueline Flanagan, Trustees under the Flanagan Family Trust dated November 27, 2002, by deed of Melbourne Properties, Inc., a West Virginia Corporation, dated June 14, 2004, of record in the aforesaid Clerk's Office in Deed Book 433 at Page 652.

The parcel of the real estate herein conveyed is subject to the Declaration of Protective Covenants for Fox Wood Estates Subdivision, said Declaration of record in the aforesaid Clerk's Office in Deed Book 418 at Page 297, and any and all amendments thereto.

Subject to a right of way reserved to David L. Harmison and Naomi S. Harmison, and their assigns, in that certain deed dated September 12, 1950, and of record in the aforesaid Clerk's Office in Deed Book 121 at

Page 338, from David L. Harmison and Naomi S. Harmison to C.E. Brandt and Katherine S. Brandt, his wife. The right of way is of unspecified width over a log road which existed at the time.

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

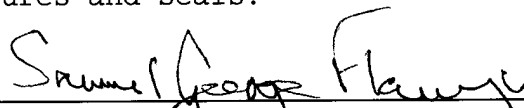
This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Anthony J. Lanosz should predecease his wife, Shirley M. Lanosz, then the entire fee simple title in and to said real estate shall vest solely in Shirley M. Lanosz; and if Shirley M. Lanosz should predecease her husband, Anthony J. Lanosz, then the entire fee simple title in and to said real estate shall vest solely in Anthony J. Lanosz.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2015, although same may still be assessed in the names of the grantors.

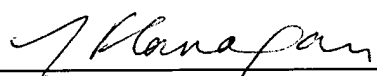
TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

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 \$79,900.00. The grantors further affirm that they are not residents 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:



Samuel George Flanagan, Trustee of
The Flanagan Family Trust,
dated November 27, 2002



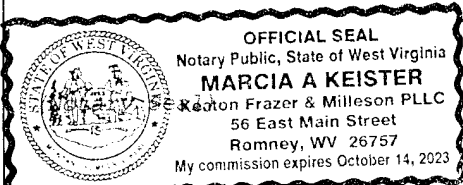
Jacqueline Flanagan, Trustee of
The Flanagan Family Trust,
dated November 27, 2002

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 Samuel George Flanagan and Jacqueline Flanagan, Trustees of the Flanagan Family Trust, dated November 27, 2002, whose names are signed and affixed to the foregoing and attached deed, dated the 6th day of August, 2014, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 8th day of August, 2014.



Marcia A Keister
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.

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mak/8-6-14

ERIC M STIFTS
HAMPSHIRE COUNTY 02:47:44 PM
Instrument No 159043
Date Recorded 08/11/2014
Document Type DEED
Pages Recorded 3
Book-Page 523-363
Recording Fee \$11.00
Transfer Tax \$352.00
HB4331 Tax \$176.00
Additional \$25.00

KEATON,
FRAZER,
& MILLESON,
PLLC
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