

WILLIAM JACKSON POLHAMUS

THIS DEED, made this 20th day of

April, 2021, by and between William

TO: DEED

Jackson Polhamus, grantor, party of the

RALPH SULLIVAN

first part, and Ralph Sullivan and

and

Patricia Lefebvre, grantees, parties of

PATRICIA LEFEBVRE

the second part.

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 party of the first part does, by these presents, grant and convey to the 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, all that certain tract or parcel of real estate, with any and all improvements thereon and any and all easements, rights of way and any other appurtenances thereunto belonging, lying and being situate in Bloomery District, Hampshire County, West Virginia, described as follows:

All that certain tract or parcel of real estate, together with the improvements thereon, known and designated as **Tract No. Fifty-Six (56) of Cedar Grove Estates Subdivision**, situate in Bloomery District of Hampshire County, West Virginia, together with all roads, rights of way, timber, minerals, mineral rights, oil and gas rights, easements and appurtenances thereunto belonging, which parcel of real estate was surveyed by Frank A. Whitacre, Licensed Land Surveyor, which said survey and plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 4, at Page 108, and according to said survey and plat the parcel of real estate herein conveyed contains **3.042 acres**,

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more or less, and reference is hereby made to said plat and to all documents in chain of title for all purposes pertinent to this conveyance.

Said real estate is depicted on the Hampshire County Land Books as District 01, Tax Map 17, Parcel 113.

And being the same real estate which was conveyed unto William Jackson Polhamus by deed of Nicole Lynn Polhamus, dated September 15, 2018, of record in the aforesaid Clerk's Office in Deed Book 557 at Page 464.

There is conveyed all roads and rights of way incident or otherwise appertaining to and is also subject to any roads or rights of way of record which may be disclosed by physical inspection of the premises, including the right of way held by the State of West Virginia for Secondary Route 29, and Secondary Route 45/17. Said real estate is also subject to any rights of way for utility lines which may be disclosed by physical inspection of the premises, including the right of way granted to Potomac Edison by Agreement dated the 14th day of April, 1981, of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia, in Deed Book No. 253, at page 719.

The real estate herein conveyed shall be subject to all of the protective covenants and restrictions, which are of record in the aforesaid Clerk's Office in Deed Book 307, at Page 657, and any and all amendments thereto.

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