

71566

LOIS M. HOCKENSMITH

THIS DEED, Made this 10th day

of August, 2007, by and between Lois

TO: DEED

M. Hockensmith, grantor, party of

the first part, and Joseph E.

JOSEPH E. CORBIN, JR.

Corbin, Jr., grantee, party of the

second part,

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 party of the first part does, by these presents, grant and convey unto the said party of the second part, with covenants of General Warranty of Title, all of her right, title and interest, including any rights of survivorship, in and to all that certain tract or parcel of real estate, together with the buildings and improvements situate thereon, lying on the north side of U.S. Route 50 approximately 1½ miles east of the Town of Romney, in Romney District of Hampshire County, West Virginia, which real estate is more particularly described in prior deeds in the chain of title by metes and bounds as follows:

"Beginning at a planted atone at the edge of the North side of U.S. Route No. 50, it being the S.E. corner of Nora Klein's land; thence running with her line N. 35 E. 45.5 poles to a stone in said line and on a hill side; thence leaving the Klein line and running with the Baker line S. 20 15' E. 190 feet to a planted stone in said line; thence in a Southerly direction parallel with the first line, which is the Western boundary line of the property herein conveyed, to a planted stone by a telephone pole on the North edge of U.S. Route No. 50; thence in a Westerly direction along the North line of the U.S. Route 50 right of way 190 feet to the beginning."

And being the same real estate conveyed unto Joseph E. Corbin, Jr. and Lois M. Hockensmith by deed of Douglas R. Malick and Sheila G. Malick, his wife, dated July 6, 1994, of record in the office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 353, at page 454.

As mentioned in prior deeds in the chain of title, there has been no recent survey of the subject real estate and the grantor conveys the subject real estate unto the grantee in gross. The real estate is assessed upon the 2007 Hampshire County Land Books as being all of Tax Map 19, parcel 84, containing 3 acres.

The Grantor does further convey unto the Grantee all rights, ways, roads, waters, easements, minerals and other appurtenances belonging to said real estate.

Although the real estate taxes may be prorated between the parties as of the day of closing, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2008, although same may still be assessed in the name of the grantor.

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

I 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 \$10.00, as this is a gift from mother to son with no further consideration being necessary.

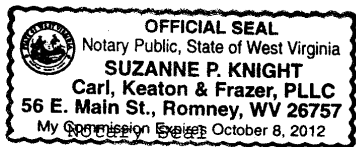
WITNESS the following signature and seal:

Lois M. Hockensmith (SEAL)
Lois M. Hockensmith

STATE OF West Virginia,
COUNTY OF Hampshire, TO WIT:

I, Suzanne P. Knight, a Notary Public in and for the county and state aforesaid, do certify that Lois M. Hockensmith, whose name is signed and affixed to the foregoing deed, dated the 10th day of August, 2007, has this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 20th day of August, 2007.



Suzanne P. Knight
Notary Public

SHARON H. LINK
HAMPSHIRE COUNTY 09:28:50 AM
Instrument No 99395
Date Recorded 08/22/2007
Document Type DEED
Book-Page 467-336
Rec./Preserve \$10.00 \$1.00

CARL, KEATON & FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.
Spk/Deeds. Corbin. from. Hockensmith. 2007. 852
spk. 8.10.07

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 8/22/07 9:28AM
The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste Sharon H. Link Clerk.