

INHEE HWANG

TO: DEED

JOHN B. HANO

THIS DEED, Made this 25th day of
March, 2019, by and between Inhee
Hwang, grantor, party of the first
part, and John B. Hano, 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, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate situate in Sherman District of Hampshire County, West Virginia, on the west side of Ford Hill Road, together with any and all improvements thereon and rights, interests, easements, and appurtenances thereunto belonging or in anyway appertaining, **containing 0.31 of an acre or 13,607.8 square feet, more or less**, as surveyed by Edward J. Mayhew, Professional Surveyor, during July of 2005. The "Description of Survey of the Dorothy Hott Property" and the Plat of Survey, under signature and seal of the said Edward J. Mayhew, P.S. are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 447, at Pages 664 and 665. Reference is hereby made for a more particular metes and bounds description of the real estate herein conveyed and for any and all other pertinent and proper reasons. Said real estate is depicted on the Hampshire County Land Books as Tax Map 25A, Parcel 18 for said district.

And being the same real estate conveyed unto Inhee Hwang by deed of RWS, LLC, A Virginia Limited Liability Company, dated November 21, 2016, and of record in the aforesaid Clerk's Office in Deed Book No. 539, at page 327.

The real estate herein conveyed is also subject to any rights or easements which may affect 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, the grantee agrees to assume and be solely responsible for all real estate taxes beginning with the year of 2019 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, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging 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 \$28,000.00. The grantor further affirms he is a non-resident of the State of West Virginia, and therefore, is subject to the withholding tax on West Virginia source income of nonresidents pursuant to West Virginia Code.

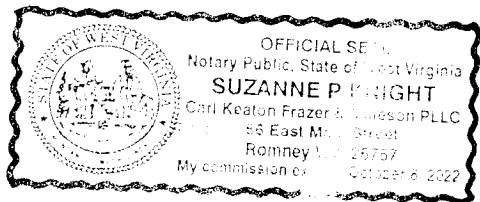
WITNESS the following signature and seal:

 (SEAL)
Inhee Hwang

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 hereby certify that Inhee Hwang, whose name is signed and affixed to the foregoing deed, dated the 25th day of March, 2019, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 5TH day of APRIL, 2019.




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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spk.3.25.19

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

OFFICE OF THE CLERK OF THE COURT
HAMPSHIRE COUNTY 02440020 25
Instrument No 193167
Date Recorded 04/05/2019
Document Type DEED
Pages Recorded 2
Book Page 157-171-770
Recording Fee \$11.00
Transfer Tax \$154.00
HASTY TAX \$41.50
ADDITIONAL \$71.00