

KEATON FRAZER & MILLESON
56 E MAIN STREET
ROMNEY WV 26757

BOOK 357 PAGE 550(3) 221806



JOHN ENCIU
and
ELENA ENCIU

THIS DEED, made this 27th day of January,
2021, by and between John Enciu and Elena
Enciu, grantors, parties of the first part,
and Michael Pondaco, grantee, party of the
second part,

TO: DEED

MICHAEL PONDACO

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
parties of the first part do, by these presents, grant and convey unto
the said party of the second, with covenants of General Warranty of
Title, together with all rights, improvements, privileges, rights of way
and appurtenances thereunto belonging or in anywise appertaining, all
that certain tract or parcel of real estate, together with all rights,
improvements, privileges, rights-of-way and appurtenances thereunto
belonging or in any wise appertaining, the following-described lot, tract
or parcel of real estate, situate, lying and being in Moorefield
District, Hardy County, West Virginia, being more particularly described
as follows, to-wit:

**Lot No. 80, Section 4, "Ashton Woods", containing 20.32 acres,
more or less, as is more fully shown upon a Plat of Survey
thereof prepared by L & W Enterprises, Inc., dated February
20, 2003, and record in the Office of the Clerk of the County
Commission of Hardy County, West Virginia, in Plat Book 6 at
Page 123. Said Plat is by reference made a part hereof for
all pertinent and proper reasons, including a more particular
metes and bounds description of said real estate.**

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

Said real estate is depicted on the Hardy County Land Books as District 03, Tax Map 186, Parcel 11.

And being the same real estate conveyed unto John Enciu and Elena Enciu, by deed of WV Hunter, LLC, a Delaware limited liability company, dated August 12, 2003, and of record in the aforesaid Clerk's Office in Deed Book 275 at Page 296.

This conveyance is made subject to those covenants, restrictions and assessments more particularly set forth in that Supplementary Declaration of Reservations and Restrictive Covenants for Ashton Woods, Section 4, dated February 20, 2003, made by WV Hunter, LLC, a Delaware Limited Liability Company, and of record in the aforesaid Clerk's Office in Deed Book 272 at Page 265, and any and all amendments thereto.

This conveyance is further subject to all rights of way and easements of record and in existence, including but not limited to the right of grantors and all property owners within Ashton Woods, their guests and invitees, to use all roads and other common facilities within subdivision.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2021, although same may still be assessed in the name of the grantors.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in a formation of a new tract of land not previously on record.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses,

KEATON,
FRAZER,
& MILLESON,
P.L.L.C.
ATTORNEYS AT LAW
56 E. MAIN STREET
RONNEY, WV 26757

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 \$75,000.00. 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:

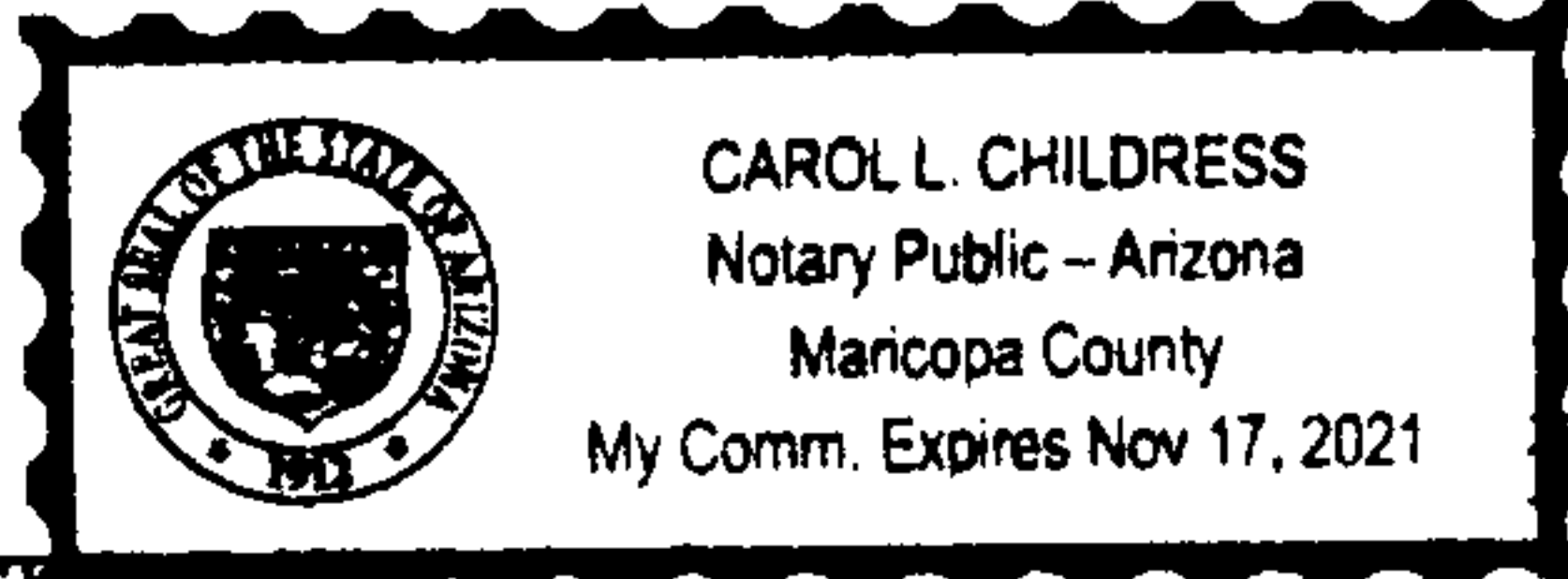
John Enciu (SEAL)
John Enciu

Elena Enciu (SEAL)
Elena Enciu

STATE OF ~~WEST VIRGINIA~~ ^{ARIZONA},
COUNTY ~~OF HAMPSHIRE~~ ^{MARICOPA}, TO WIT:

I, Carol L. Childress, a Notary Public, in and for the county and state aforesaid, do hereby certify that **John Enciu and Elena Enciu**, whose names are signed and affixed to the foregoing and attached deed, dated the 28th day of January, 2021, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 28th day of January, 2021.



Carol L. Childress
Notary Public

NOTARY SEAL

THIS INSTRUMENT PREPARED BY:
W. JOSEPH MILLESON, JR., ATTORNEY AT LAW
KEATON, FRAZER, & MILLESON, PLLC
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757

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

Z:\Janie\DEEDS\A\Ashton Woods.Lot 80 Sec. 4.Hardy Co. Pondaco fr Enciu.2021.74.wpd
mak/1-27-21

This document presented and filed:
02/08/2021 12:44:11 PM

Gregory L. Ely

Gregory L. Ely, Hardy County, WV
221806 Transfer Tax: \$412.50