

**WILLIAM STEVEN SHAWEN,
being one and the same
person as Steven W. Shawen**

THIS DEED, made this 28th day of
December, 2018, by and between William
Steven Shawen, being one and the same
person as Steven W. Shawen, grantor,
party of the first part, and Kristin N.
Mumpower, grantee, party of the second
part,

TO: DEED

KRISTIN N. MUMPOWER

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 lot or parcel of real estate known as **Lot No. 79 of Savilla-Vale Addition to the Town of Romney**, situate in the Romney Municipal District, Hampshire County, West Virginia, which said parcel is more particularly described according to the plat of same, which is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 1, at Page 24. Said real estate is depicted on the Hampshire County Land Books as being Tax Map 3A, Parcel 39.

And being the same real estate conveyed unto John W. Shawen and Gertha B. Shawen, his wife, as joint tenants with right of survivorship, by deed of Paul J. Kinder and Marjorie C. Kinder, his wife, dated October 30, 2000, recorded in said Clerk's Office in Deed Book 402 at Page 536. And further being the same real estate in which full, fee simple title did vest in John W. Shawen upon the death of his wife, Gertha B. Shawen, on June 3, 2015, per the survivorship clause in said deed. The said John W. Shawen died on March 13, 2018, and by the provisions of his Last Will and Testament dated May 18, 2017, and probated on March 26, 2018, and of record in the aforesaid Clerk's Office in Will Book 66, at Page 192, devised said real estate unto his nephew, Steven W. Shawen, who is one and the same person as William Steven Shawen. And further being the same real estate conveyed unto William Steven Shawen by that certain Deed of Confirmation of William Steven Shawen, Executor of the Estate of John W. Shawen, dated July 5, 2018, recorded in said Clerk's Office in Deed Book 551 at Page 663.

The lot herein conveyed is subject to the following protective covenants running as covenants with the land:

1. The lot shall be a residential lot and no structures shall be erected, altered, placed or permitted to remain upon such lot

other than a single family dwelling and private garage or carport for not more than two cars.


2. No dwelling costing less than \$7,500.00 shall be permitted upon the lot herein conveyed, and such dwelling shall be of substantial construction with exterior finish of either brick, stone or wood siding.
3. No building shall be located on the lots herein conveyed nearer than 25 feet to the front line, nor nearer than 5 feet to any side lot line.
4. No noxious or offensive trade or activity will be carried on upon said lot, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
5. No basement, tent, trailer, shack, barn or other outbuildings shall at any time be used as a residence, temporarily or permanently.
6. No poultry, livestock, cattle or hogs shall be kept upon said lot.
7. The real estate herein conveyed is further subject to any rights of ways or easements which may affect the real estate 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 for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 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 \$131,000.00. The grantor further affirms that he is a resident of the State of West Virginia, and is therefore exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

WITNESS the following signature and seal:

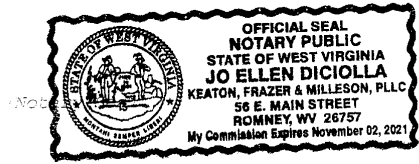
 (Seal)
William Steven Shawen, being one and
the same person as Steven W. Shawen

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Jo Ellen Diciolla, a Notary Public, in and for the county and state aforesaid, do hereby certify that William Steven Shawen, being one and the same person as Steven W. Shawen, whose name is signed and affixed to the foregoing and attached deed, dated the 28th day of December, 2018, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 28th day of December, 2018.



Jo Ellen Diciolla
Notary Public

This Instrument Prepared by:
Holly E. Dante, Attorney at Law
Keaton, Frazer & Milleson, PLLC
56 East Main Street, Romney, WV 26757

Z:\Jo Ellen\WP\Deeds\IS\SD\Savilla-Vale\Lot 79.Mumpower,K from Shawen.2018.1209.wpd

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

FILED IN STATE
HAMP SHIRE COUNTY 10:04:10 AM
Instrument No 191276
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Document Type DEED
Pages Recorded 5
Book-Page 554-365-702
Recording Fee \$11.00
Transfer Tax \$720.10
HM&SL Tax \$298.20
Additional \$35.00