

**THIS DEED**, Made and entered into this the 30<sup>th</sup> day of April, 2021, by and between **DEBORAH L. CALHOUN**, Grantors and parties of the first part, and **CHRISTOPHER A. HULLIHEN** and **REBECCA L. HULLIHEN**, Grantees and parties of the second part, as joint tenants with rights of survivorship.

WITNESSETH: That for and in consideration of the sum of **EIGHTY THOUSAND DOLLARS (\$80,000.00)**, cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, the Grantor and party of the first part does now hereby grant, bargain, sell and convey, with covenants of general warranty, free and clear of all liens and encumbrances, unto the Grantees and parties of the second part, as joint tenants with rights of survivorship and not as tenants in common, all that certain tract or parcel of real estate containing **32.10 acres**, more or less, together with any and all rights, rights of way, structures, minerals, easements, improvements and appurtenances thereunto belonging, lying and being situate in the **Milroy District, Grant County, West Virginia**, and being designated as **"Tract 2"** of the "The Hugh & Delphia Calhoun Farm" and being more particularly described by that certain Plat of Survey of record in the Office of the Clerk of the County Commission of Grant County, West Virginia in Plat Book 6, at Page 86. Reference is hereby made to the said aforementioned Plat of Survey and to "Tract 2" set forth thereupon for a more specific description of the real estate being conveyed hereby.

And being the same tract or parcel of real estate conveyed unto Deborah L. Calhoun by that certain Deed from Dwight Calhoun, Deborah L. Calhoun and Ralph Calhoun, dated August 17, 2009 and of record in the Office of the Clerk of the County Commission of Grant County, West Virginia in Deed Book 249, at Page 23. Reference

CHRISTOPHER & REBECCA HULLIHEN  
111 WESLEY CHAPEL DRIVE  
EDINBURG VA 22822-8240

chain of title for any and all pertinent purposes pertaining to the tract or parcel of real estate being conveyed hereby.

The real estate being conveyed hereby is being conveyed subject to any and all reservations, restrictions, covenants, conditions, easements or rights-of-way granted, reserved or provided for in any and all instruments in the chain of title.

Together with the real estate being conveyed hereby, the Grantor does also convey unto the Grantees, their successors, heirs and assigns a right-of-way to be utilized for purposes of ingress and egress to the subject real estate; with said right-of-way measuring forty feet (40') in width. This right-of-way is considered non-exclusive and shall be shared with others having the legal to the utilize same. Further the real estate being conveyed hereby is being conveyed subject to said right-of-way, as said right-of-way does traverse the subject real estate as it connects with other contiguous tracts. Reference is hereby made to the said aforementioned Deed unto the Grantor herein and to the aforesaid Plat of Survey depicting the subject real estate for a more particular description of the right-of-way also being conveyed hereby.

It is the intention of this conveyance to vest title to the property in the Grantees jointly and equally and to the survivor of either of them, so that upon the death of either, the entire fee simple interest in and to said property will immediately vest in the survivor.

Real estate taxes on the subject real estate shall be prorated between the parties hereto for the current tax year in accordance with their respective periods of ownership and shall henceforth be the responsibility of the Grantee(s).

**And said real estate is designated as Parcel 13.5, on Tax Map 567 of the**

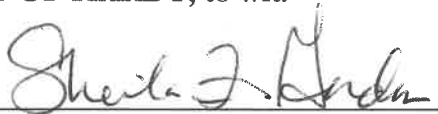
**DECLARATION OF CONSIDERATION OR VALUE**

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declares that she is a resident of the State of West Virginia and that the total consideration paid for the real estate conveyed by the document to which this declaration is appended is \$80,000.00.

**WITNESS the following signature and seal:**


  
**(SEAL)**  
**Deborah L. Calhoun**

**STATE OF WEST VIRGINIA,  
COUNTY OF HARDY, to wit:**

I, , a Notary Public in and for the County and State aforesaid, do hereby certify that **Deborah L. Calhoun**, whose name is signed to the foregoing writing, has this day acknowledged the same before me in my said County and State.

Given under my hand this 30<sup>th</sup> day of April, 2021.  
My commission expires January 27, 2025.



  
Notary Public

*This instrument prepared by James O. Heishman  
WALTERS & HEISHMAN, PLLC,  
204 North Elm Street, Moorefield, WV 26836*