

mailed: 11-3-03  
Seth E. Hardison  
118 Atoka Dr.  
Winchester, Va. 22602

62116

BOOK 427 PAGE 579

CHARLES D. POLLAK  
and  
ANNE F. POLLAK,  
his wife

TO: DEED

SETH E. HARDISON  
and  
AMY LYNN HARDISON,  
his wife

THIS DEED, made this 27<sup>th</sup> day of October,  
2003, by and between Charles D. Pollak and  
Anne F. Pollak, his wife, grantors and  
parties of the first part, and Seth E.  
Hardison and Amy Lynn Hardison, his wife,  
grantees and parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, receipt whereof being hereby acknowledged, the said parties of the first part do, by these presents, grant and convey unto the said parties of the second part as joint tenants with full rights of survivorship as hereinafter enumerated, and with covenants of General Warranty of Title, all that certain tract or parcel of real estate, together with all rights, improvements, privileges, rights of way and appurtenances thereunto belonging, the following described lot, tract, or parcel of real estate situate, lying and being in Sherman District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

Tract 4, Shacks Forest, containing 29.7158 acres, together with all rights of way, roads, easements, improvements, and appurtenances thereunto belonging. A plat of survey of Shacks Forest, prepared by Edward J. Mayhew, is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 8 at Page 135, to which reference is made for a more particular description of the parcel of real estate described herein.

For the consideration aforesaid, the grantors and parties of the first part do grant and convey unto the grantees and parties of the second part a right of way leading from West Virginia Route 11, also known as North River Road, to said tract or parcel of real estate, and said right of way is to be used for purposes of egress and ingress; however, it is understood it is not an exclusive right of way but is to be shared with others having a legal right to use same.

And being the same real estate that was conveyed unto Charles D. Pollak and Anne F. Pollak, his wife, by deed of Melbourne Properties, Inc., a West Virginia corporation, dated the 13<sup>th</sup> day of April, 1998, of record in the aforesaid Clerk's Office in Deed Book 382 at Page 234.

This conveyance is subject to those certain 30 foot rights of way as are shown on the plat of Shacks Forest. The 30 foot right of way passing through all of the lots in Shacks Forest is a non-exclusive right

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ROMNEY, WV 26757

of way for the benefit of lot owners within Paul's Woods Subdivision.

This conveyance is also subject to the existing driveway and a portion of the access road to Paul's Woods Subdivision, all as shown on the plat of Shacks Forest.

This conveyance is subject to the condition that no mobile homes may ever be placed upon the lots in Shacks Forest. This covenant shall run with the land.

This conveyance is subject to all easements of record or in existence.

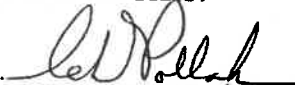
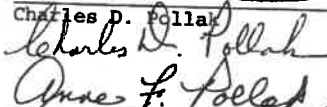
The real estate taxes shall be prorated between the parties as of the date of the closing for the current tax year, and the grantees agree to assume and be solely responsible for the real estate taxes for calendar year 2004 and subsequent years, although same may still be assessed in the name of the grantors.

This conveyance is made unto the grantees herein as joint tenants with full rights of survivorship, which is to say, if Seth E. Hardison should predecease his wife, Amy Lynn Hardison, then the entire fee simple title in and to said real estate shall vest solely in Amy Lynn Hardison; and if Amy Lynn Hardison should predecease her husband, Seth E. Hardison, then the entire fee simple title in and to said real estate shall vest solely in Seth E. Hardison.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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.

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 \$52,500.00

WITNESS the following signatures and seals:

 (SEAL)  
Charles D. Pollak  
 (SEAL)  
Anne F. Pollak

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

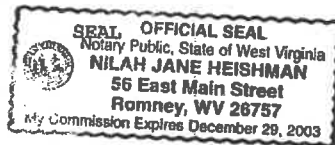
STATE OF WEST VIRGINIA

COUNTY OF HAMPSHIRE, TO WIT:

I, Nilah Jane Heishman, a Notary Public in and for the county and state aforesaid, do hereby certify that Charles D. Pollak and Anne F. Pollak, his wife, whose names are signed and affixed to the foregoing deed dated the 27<sup>th</sup> day of October, 2003, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 27<sup>th</sup> day of October, 2003.

Nilah Jane Heishman  
Notary Public



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

This instrument was prepared by  
Julie A. Frazer, Attorney at Law,  
Carl, Keaton & Frazer, PLLC,  
56 E. Main St., Romney, West Virginia 26757.

DEED  
Date/Time: 10/27/2003 14:28  
List #: 5525  
Book/Page: 427-1 589-  
Rec'd/Tax: 374.00 363.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 10/27/03 2:28 P.M.

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.