

JAMES A SHEPHERD
1889 FROGTOWN RD
BLUEMONT VA 20135-5348



Return To:
James A. Shepherd
~~1889 Frogtown Rd~~
~~Bluemont, VA 20135~~

Map & Parcel: Matp 19/Parcel 111
Address: 444 Nugget Drive
Capon Bridge, WV 26711

3

THIS DEED, made this 21st day of October, 2019, by and between **Paul Douglas Tharp and Linda C. Dodson, Trustees under The Tharp-Dodson Trust, dated September 4, 2013,** parties of the first part and hereinafter referred to as Grantors and **James A. Shepherd,** party of the second part and hereinafter referred to as Grantee.

WITNESSETH: That for and in valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto said Grantee, with general warranty of title, free and clear of all monetary liens and encumbrances, in fee simple, as follows:

All that certain tract or parcel of land, together with the improvements thereon, lying and being situate in the Capon District, Hampshire County, West Virginia, being designated as Parcel No. 37, Section VIII, Ritter's Hidden Valley Estates, containing 5.00 acres, more or less, as per survey of Charles H. Kirkland, C.L.S.

AND BEING the same property conveyed to the Grantor herein by a quitclaim deed from Paul D. Tharp and Linda C. Dodson, dated September 4, 2013 and recorded in the aforesaid Clerk's Office in Deed Book 516, at Page 842.

THIS CONVEYANCE is made subject to any and all exceptions, covenants, conditions, restrictions, reservations, easements, rights-of-way and other matters of record and more particularly those matters recorded in the aforesaid Clerk's Office in Deed Book 347, at Page 796.

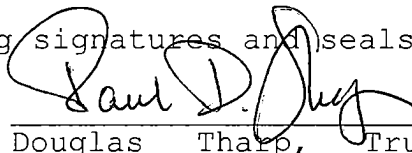
This conveyance is further subject to an oil and gas lease, said oil and gas rights being reserved by Clinton L. Ritter, his heirs or assigns, said lease being of record in the aforesaid Clerk's Office.

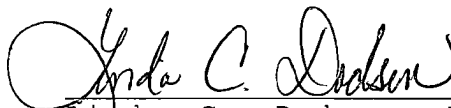
(Intentionally Left Blank)

DECLARATION OF CONSIDERATION OR VALUE AND APPLICABILITY OF
WITHHOLDING TAX

The undersigned Grantors do hereby certify that the total consideration paid for the property conveyed by the document to which this declaration is attached was \$98,000.00. and (2) under the penalties of perjury, that the Grantor is not a trust entity of the State of West Virginia.

WITNESS the following signatures and seals.

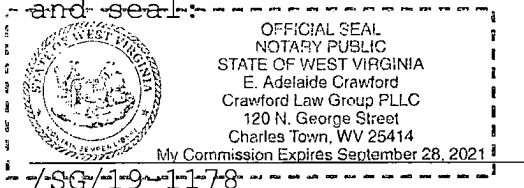

_____(SEAL) Paul
Douglas Tharp, Trustee under The
Tharp-Dodson Trust, dated September 4,
2013

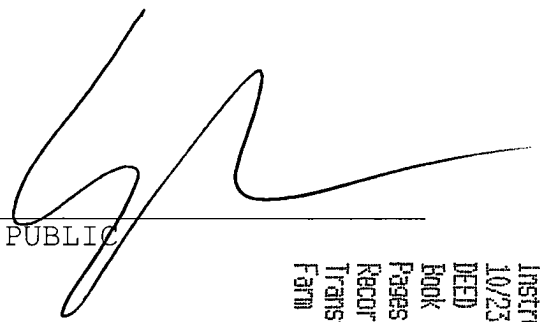

_____(S E A L)
Linda C. Dodson, Trustee under The
Tharp-Dodson Trust, dated September 4,
2013

STATE OF WEST VIRGINIA
COUNTY of Jefferson, to-wit:

The foregoing instrument was acknowledged before me this
21 day of October, 2019, by Paul Douglas Tharp and Linda
C. Dodson, Trustees under The Tharp-Dodson Trust, dated September
4, 2013.

Commission expiration date
and seal:





NOTARY PUBLIC

This Document was prepared by E. Adelaide Crawford, WVSB# 12973,
firm of Crawford Law Group of Charles Town, Martinsburg, WV

Hamshire County
Eric W. Strite, Clerk
Instrument 197225
10/23/2019 @ 10:58:32 AM
DEED
Book 560 @ Page 640
Pages Recorded 3
Recording Cost \$ 46.00
Transfer Tax \$ 539.00
Farm Land Tax \$ 215.60