

BRITTANY N RATCLIFF
436 GANDY DANCER CT
HAGERSTOWN, MD 21740-5395

BILL R. HARSHMAN,

Grantor,

This Deed, made and entered into on

April 22, 2014, by and between Bill R.

TO: DEED

Harshman, who is one and the same as William

BRITTANY N. RATCLIFF,

Grantee.

R. Harshman, Grantor, and Brittany N. Ratcliff,

Grantee.

NOW THEREFORE, WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration deemed adequate at law, Grantor, Bill R. Harshman, who is one and the same as William R. Harshman, does hereby grant, bargain, sell and convey unto Grantee, Brittany N. Ratcliff, with covenants of General Warranty of Title, and together with all improvements, rights, ways, rights-of-way, minerals, waters, easements, and other appurtenances thereunto belonging, all that certain tract or parcel of real estate containing **2.077 acres, more or less**, situate in Sherman District, Hampshire County, West Virginia, known and designated as Lot 65 of Nathaniel Mountain Heights Subdivision, more particularly described upon that certain plat of survey dated January 1985, prepared by C.W.W. Stultz, Licensed Land Surveyor, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 4 at Page 94, which plat is incorporated by reference as though textually contained herein.

AND BEING the same real estate conveyed unto Bill R. Harshman, who is one and the same as William R. Harshman, by deed dated April 20, 2010 from Sharon Link, Clerk of the County Commission of Hampshire County, West Virginia, of record in the aforesaid Clerk's Office in Deed Book 489 at Page 363. AND FURTHER BEING the same real estate conveyed unto Leonard Estep, Jr., by deed dated March 12, 2003 from Investment Corp. of the Virginias, Inc., a Florida Corporation, of record in the aforesaid Clerk's Office in Deed Book 422 at Page 397, which deed is incorporated by reference for a more particular description of the real estate being herein conveyed and for all other pertinent and proper reasons.

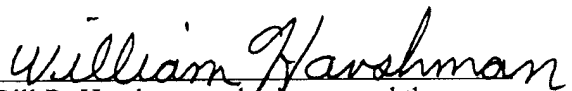
Grantee agrees and assumes full responsibility for taxes becoming due and payable for the year 2014 and thereafter, regardless of whether the taxes may be assessed in the name of the Grantor.

The real estate conveyed is to have and to hold by the Grantee with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals or mineral rights, and all other appurtenances thereunto belonging, in fee simple.

AFFIRMATION OF RESIDENCY: Grantor, Bill R. Harshman, who is one and the same as William R. Harshman, affirms that he is not exempt from the tax withholding requirements of WV Code § 11-21-71b because he is not a resident of West Virginia.

DECLARATION OF CONSIDERATION: Under the penalties of fine and imprisonment as provided for by law, the undersigned hereby declares that total consideration paid for this conveyance is _____ dollars.

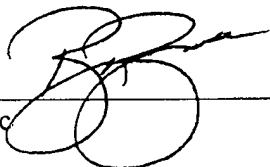
Witness the following signatures and seals:


Bill R. Harshman, who is one and the same as
William R. Harshman, Grantor

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, to wit:

I, Brian A. Brill, a Notary Public in Hampshire County, West Virginia, certify that Bill R. Harshman, who is one and the same as William R. Harshman, and whose name is signed to the foregoing Deed dated April 22, 2014, has acknowledged the foregoing instrument before me on April 22, 2014, in Hampshire County, West Virginia.





Notary Public

Prepared by:
Jonathan G. Brill, Attorney at Law
Jonathan G. Brill, PLLC
PO Box 932, Romney, WV 26757

The foregoing Deed was prepared by Jonathan G. Brill without the benefit of title examination, title opinion, title certification, or title insurance commitment. Jonathan G. Brill and Jonathan G. Brill, PLLC, make no warranties, representations, or affirmations relating to the quality and marketability of title, or the Grantors lawful ability to convey title to the real estate.

WAS INTENTIONALLY
LEFT BLANK