

THIS DEED, made and entered into this 15 day of January, 2024, by and between TODD FANSLER and AMY FANSLER, parties of the first part, hereinafter referred to as Grantors, THOMAS KOHLBECKER and TAMARA KOHLBECKER, as joint tenants with rights of survivorship and not as tenants in common, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of FIVE and 00/100 Dollars (\$5.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey, and by these presents have granted, bargained, sold and conveyed unto the Grantees, as joint tenants with rights of survivorship, in fee simple, with covenants of general warranty, that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Capon District, Hampshire County, West Virginia, and more particularly described as follows:

“Lot/Tract No. 41, Parks Hollow Subdivision, as shown on that certain plat recorded with that certain Deed dated November 6, 1976, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 220, at Page 7.”

AND BEING the same real estate conveyed to Todd Fansler and Amy Fansler by deed dated May 11, 2000, from Douglas W. Bennett and Barbara J. Bennett, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 399, at page 363.

This conveyance is made subject to and together with any and all covenants, conditions, agreements, easements, rights, rights-of-way and/or restrictions of record and in existence, including, but not limited to those of record in the aforesaid Clerk's Office in Deed Book 302, at page 641.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantor hereby declares that the total consideration for the property transferred by the document to which this declaration is appended is \$53,000.00.

The undersigned Grantors further declare under the penalties of perjury that said Grantors are residents of the State of West Virginia, and therefore exempt from the requirement of withholding tax under West Virginia Code §11-21-71b.

→ TK
→ TK

1 [Signature]
1

WITNESS the following signatures.



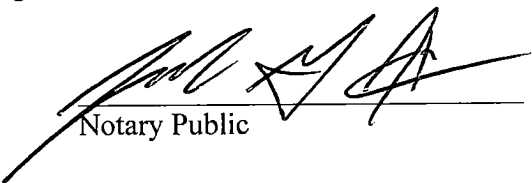
Todd Fansler



Amy Fansler

STATE OF WEST VIRGINIA
COUNTY OF BERKELEY, to-wit:

The foregoing instrument was acknowledged before me this 15 day of January 2024, Todd Fansler and Amy Fansler.

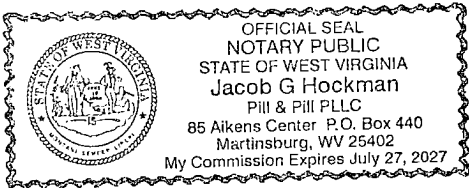


Notary Public

My commission expires:

July 27, 2027

THIS DEED PREPARED BY:
David D. Pill, Esquire
PILL & PILL, PLLC
P.O. Box 440, 85 Aikens Center,
Martinsburg, West Virginia 25404



AFTER RECORDING, PLEASE RETURN TO:
Thomas Kohlbecker and Tamara Kohlbecker
12706 Valleywood Dr
Woodbridge VA 22190

edc/88687Kohlbecker

1780
92

Hampshire County
Eric W. Strife, Clerk
Instrument 230029
01/18/2024 @ 12:10:47 PM
DEED
Book 600 @ Page 68
Pages Recorded 2
Recording Cost \$ 52.00
Transfer Tax \$ 291.50
Farm Land Tax \$ 116.60

PARCEL ID: 14-02-0019-0010-0032



Legend

WV Parcels

 Districts

WV Parcels

 WVParcels

User Notes:

Map created on July 9, 2026

Owner(s):

KOHLBEKER THOMAS & TAMARA

Address:

502 WHITE PINE LN

Class Type:

Residential

Legal Description:

5.82 AC PARKS HOLLOW SD; LOT 41

WV Real Estate Assessment Data



About	New Search	Structure Drawing	Print
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Parcel ID	14-02-0019-0010-0032	Tax Year	2025	County	Hampshire	Date	7/9/2026
Root PID	14020019001000320000						

Property Owner and Mailing Address

Owner(s)	KOHLBEKER THOMAS & TAMARA
Mailing Address	12706 VALLEYWOOD DR, WOODBRIDGE, VA 22192

Property Location

Physical Address	502 WHITE PINE LN
E-911 Address	---
Parcel ID	14-02-0019-0010-0032
County	14 - Hampshire
District	2 - Capon District
Map	0019 (Click for PDF tax map)
Parcel No.	0010
Parcel Suffix	0032
Map View Link	http://mapwv.gov/parcel?pid=14-02-0019-0010-0032

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	600 / 68	5.820	5.65	5.82 ACPARKS HOLLOW SD LOT 41

Cost Value

Dwelling Value	\$0
Other Bldg/Yard Values	\$6,250
Commercial Value	---

Appraisal Value

Land Appraisal	\$42,300
Building Appraisal	\$6,300
Total Appraisal	\$48,600

Building Information

Property Class	R - Residential
Land Use	109 - Auxiliary Improvement
Sum of Structure Areas	0
# of Buildings (Cards)	0

Other Buiding and Yard Improvements

Bldg/Card	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Frame Utility Shed	2024	22	1	12 x 40	480	\$3,110	\$5,350
1	2	Frame Utility Shed	2024	22	1	8 x 10	80	\$520	\$900
1	3	Frame Utility Shed	2023	22	1	8 x 10	80	\$520	\$830
					3		640	\$4,150	\$7,080

Flood Zone Information

Lean more at [WV Flood Tool](#)

Acres (c.)	Risk	
5.65	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History

[Lean more](#)

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
1/15/2024	\$53,000	Land and Buildings	1	0	600	68

5/1/2000	\$19,000	Land and Buildings	4	0
8/1/1988	\$11,500	Land only	4	0

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book / Page	Legal Description	Land	Building	Total
2025	3	KOHLBEKER THOMAS & TAMARA	12706 VALLEYWOOD DR, WOODBRIDGE, VA 22192	600 / 68	5.82 AC PARKS HOLLOW SD LOT 41	\$42,300	\$6,300	\$48,600
2024	3	FANSLER TODD & AMY	12706 VALLEYWOOD DR, WOODBRIDGE, VA 22192	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$38,400	\$1,700	\$40,100
2023	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$34,600	\$1,700	\$36,300
2022	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$32,700	\$1,100	\$33,800
2021	3	FANSLER TODD & AMY	804 LUPTON DR , MARTINSBURG , WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$32,700	\$1,100	\$33,800
2020	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$30,800	\$1,200	\$32,000
2019	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$30,800	\$500	\$31,300
2018	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$28,800	\$500	\$29,300
2017	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$26,900	\$500	\$27,400
2016	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$26,900	\$600	\$27,500
2015	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$32,700	\$600	\$33,300
2014	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$30,800	\$600	\$31,400
2013	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$30,800	\$3,000	\$33,800
2012	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$28,800	\$3,000	\$31,800
2011	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$32,700	\$3,000	\$35,700
2010	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$34,600	\$3,000	\$37,600
2009	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD	\$34,600	\$3,000	\$37,600

LOT 41

2008	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$38,400	\$3,000	\$41,400
2007	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$26,100	\$5,000	\$31,100
2006	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$20,600	\$5,000	\$25,600
2005	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	5.82 AC PARKS HOLLOW SD LOT 41	\$22,500	\$5,000	\$27,500
2004	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	PARKS HOLLOW SD LOT 41 5.82 AC	\$15,800	\$5,000	\$20,800
2003	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	PARKS HOLLOW SD LOT 41 5.82 AC	\$15,800	\$5,000	\$20,800
2002	3	FANSLER TODD & AMY	804 LUPTON DR, MARTINSBURG, WV 25401	399 / 363	PARKS HOLLOW SD LOT 41 5.82 AC	\$12,800	\$5,000	\$17,800