

MARY PARENT and
DAVID PARENT

TO: DEED

SHAWNA BENNETT

THIS DEED, Made this 14th day
of March, 2014, by and between Mary
Parent and David Parent, grantors,
parties of the first part, and
Shawna Bennett, grantee, party of
the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said parties of the first part do, by these presents, grant and convey unto the said party of the second part, with covenants of General Warranty of Title, all that certain lot or parcel of real estate, situate in Sherman District, Hampshire County, West Virginia, known and designated as **Lot No. Four (4) of Reeds Addition**, containing **1.0018 acres, more or less**, as shown on a Plat of Survey entitled "Plat of Survey for Robert and Sylvia Nell", prepared by Edward J. Mayhew, Professional Surveyor, dated September 13, 2001, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 408, at page 686. Said Plat of Survey is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of the real estate herein conveyed. Said real estate is depicted on the Hampshire County Land Books as being Tax Map 28, Parcel 60 for said district.

And being the same real estate which was conveyed unto Mary Parent and David Parent by deed of Robert Nell and Sylvia Nell, dated June 16, 2005, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 445, at page 1.

This conveyance is subject to those certain terms, stipulations, covenants and conditions which are of record in the aforesaid Clerk's Office in Deed Book No. 350, at Page 35, and any amendments thereto, and are made a part hereof, said covenants to be binding upon the party of the second part herein, her heirs and assigns, and shall henceforth be considered covenants running with this land.

This conveyance is also made subject to the following terms and conditions:

1. The purchaser hereby agrees to make the real estate above described available to any person, firm or corporation for development of electric power, water, sewerage and other utilities that will or may be used by most of the lot owners in the subdivision and a right of way twenty (20) feet in width at any point along the side, rear, or front lines of each lot in the subdivision is hereby reserved for this purpose.

2. It is expressly understood and agreed that all roads in the subdivision are forty (40) or fifty (50) feet in width, with twenty-five (25) feet thereof being within the bounds of the lot herein conveyed and it is further understood and agreed that said roads are for the mutual benefit and use of all of the lot owners in said subdivision and that the maintenance of said roads shall be the sole responsibility of the owners of the lots that adjoin said roads. And it is further understood and agreed that all driveway culverts will be at least twenty (20) or twenty-five (25) feet from the center of said road right of ways.

3. It is further understood and agreed that no rights of way shall be permitted through any of the lots in said subdivision for the purpose of granting access to any adjoining real estate which is not a part of said Subdivision.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2014, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, 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 \$47,000.00. The grantors affirm that they are exempt from the tax withholding requirements of the WV Code because, although transferors are no longer residents of the State of West Virginia, the property is transferors' principal residence as defined in IRC §121.

WITNESS the following signatures and seals:

Mary Parent (SEAL)
Mary Parent

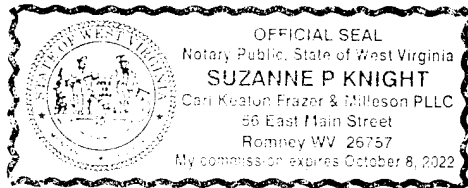
David Parent (SEAL)
David Parent

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Suzanne P. Knight, a Notary Public, in and for the county and state aforesaid, do hereby certify that Mary Parent and David Parent, whose names are signed and affixed to the foregoing deed, dated March 14, 2014, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 14th day of March, 2014.



Suzanne P. Knight
Notary Public

Notary Seal

This instrument prepared by W. Joseph Milleson, Jr., Keaton, Frazer & Milleson, PLLC, Romney, WV.

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spk/3-14-14

ERIC W. Strite
HAMPSHIRE County 10:05:29 AM
Instrument No 155691
Date Recorded 03/18/2014
Document Type DEED
Pages Recorded 3
Book-Page 519-395
Recording Fee \$11.00
Transfer Tax \$206.80
HB4331 Tax \$103.40
Additional \$25.00

KEATON,
FRAZER,
& MILLESON,
PLLC

ATTORNEYS AT LAW
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