INELLA P ZIRK
641 SECOND STREET
ROMNEY, WV 26757-1235

Mailed: 8-12-08

73562

BOOK 476 PAGE 423

INELLA P. ZIRK

TO: DEED

JOYCE STUMP,
WANDA NICHOLSON AND
DONNA OATES

THIS DEED, made and entered into this 7th day of August, 2008, by and between Inella P. Zirk, Grantor and party of the first part, and Joyce Stump, Wanda Nicholson and Donna Oates, as joint tenants with the right of survivorship, Grantees and parties of the second part.

WITNESSETH: That for and in the consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said Grantor does hereby grant and convey with COVENANT OF GENERAL WARRANTY OF TITLE and to be free and clear of all liens and encumbrances, unto the said Joyce Stump, Wanda Nicholson and Donna Oates, as joint tenants with the right of survivorship, all that certain lot together with the improvements thereon, situate and being in Savilla-Vale Addition to the Town of Romney, Hampshire County, West Virginia, and described upon the plat of Savilla-Vale to the Town of Romney as Lot No. 52, which plat is duly recorded in the Clerk's Ofice of the County Court of Hampshire County, West Virginia, in Map Book No. 1, at page 24.

The real estate herein conveyed is the same lot that was conveyed to Inella P. Zirk, Widow, by deed of Eastern Building Supply, Inc., a corporation, dated October 30, 1975 and of record in the aforesaid Clerk's Office in Deed Book 213, at page 720.

The lot herein conveyed is subject to the following protective covenants running as covenants with the land.

1. The lot shall be a residential lot and no structures shall be erected, placed or permitted to remain upon such lot other than a single family dwelling and private garage or carport for not more than two (2) cars.
2. No dwelling costing less than $7,500.00 shall be permitted upon the lot herein conveyed, and such dwelling shall be of substantial construction and exterior finish of either brick, stone or wood siding.

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orney At Law
st Rosemary Lane
ney, WV 26757

3. No building shall be located on the lot herein conveyed nearer than 25 feet to the front line nor nearer than 5 feet to any side lot line.
4. No noxious or offensive trade or activity will be carried on upon said lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
5. No basement, tent, trailer, shack, barn or other outbuildings shall at any time be used as a residence, temporarily or permanently.
6. No poultry, livestock, cattle or hogs will be kept upon the said lot.

THE GRANTOR HEREIN DOES EXPRESSLY RESERVE UNTO HERSELF A LIFE ESTATE IN AND TO SAID REAL ESTATE, INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO OCCUPY THE DWELLING SITUATE ON SAID REAL ESTATE AND THE RIGHT TO RECEIVE ANY AND ALL RENTS AND ROYALTIES IN REGARD TO SAID REAL ESTATE.

TO HAVE AND TO HOLD the real estate herein conveyed, together with the dwelling, buildings and improvements thereon, all minerals and mineral rights, road and appurtenances thereunto belonging or in anywise appertaining unto the said Joyce Stump, Wanda Nicholson and Donna Oates, as joint tenants with the right of survivorship, their heirs and assigns, in fee simple, forever, subject to the life estate of the Grantor.

WITNESS the following signature and seal:

Inella P Zirk (SEAL)
INELLA P. ZIRK

STATE OF WEST VIRGINIA

COUNTY OF HAMPSHIRE, TO WIT:

The foregoing deed was acknowledged before me this 7th day of August, 2008, by Inella P. Zirk.

My commission expires: August 29, 2015.

Cathe L. Moreland
Attorney At Law
52 West Rosemary Lane
Romney, WV 26757

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
SHAWNA MORELAND
52 WEST ROSEMARY LANE
ROMNEY, WV 26757
My commission expires August 29, 2015

Shawna Moreland
NOTARY PUBLIC