

# CANOE *Rentals*



# TROUGH GENERAL STORE & Canoe Rentals

**304-822-7601**

## GENERAL STORE & Canoe Rentals

**304-822-7601**

[wvcanoerentals.com](http://wvcanoerentals.com)

**OPEN MID-APRIL THROUGH MID-OCTOBER  
SIX DAYS A WEEK (CLOSED TUESDAY)**

### Departure Times:

8:00a.m. ♦ 10:00a.m. ♦ 12:00p.m. ♦ 2:00p.m.

The trough is a 6½ mile long stretch of the South Branch of the Potomac River, north of Moorefield, Hardy County, and south of Romney, Hampshire County, WV. This forested canyon between river and sawmill ridges is home to the bald eagles and abounds in native fish and wildlife!

**Rentals Include:** Life Preservers, Paddles  
Shuttle (one)



### RATES PER CANOE (2 Adults - Includes Taxes)

#### Trips Through Trough

Miles		Canoe	Kayak
7	(Sycamore Bridge)	\$65	\$35
12	(Old Fields Bridge)	\$75	\$40
16	(Fisher Bridge)	\$85	\$45
24	(Petersburg Gap Bridge)	\$100	\$55

#### Other Trips

Miles		Canoe	Kayak
5.5	(Camp Wapacoma)	\$65	\$35
9.5	(Romney Bridge)	\$75	\$40

#### Shuttle Service

Miles	Canoe	Kayak
7, 9, or 12	\$30	\$20
16	\$40	\$25
24	\$55	\$40



Reservations are always recommended, especially for weekends and holidays.

For more information and reservations, please call:

**304-822-7601**

[wvcanoerentals.com](http://wvcanoerentals.com)

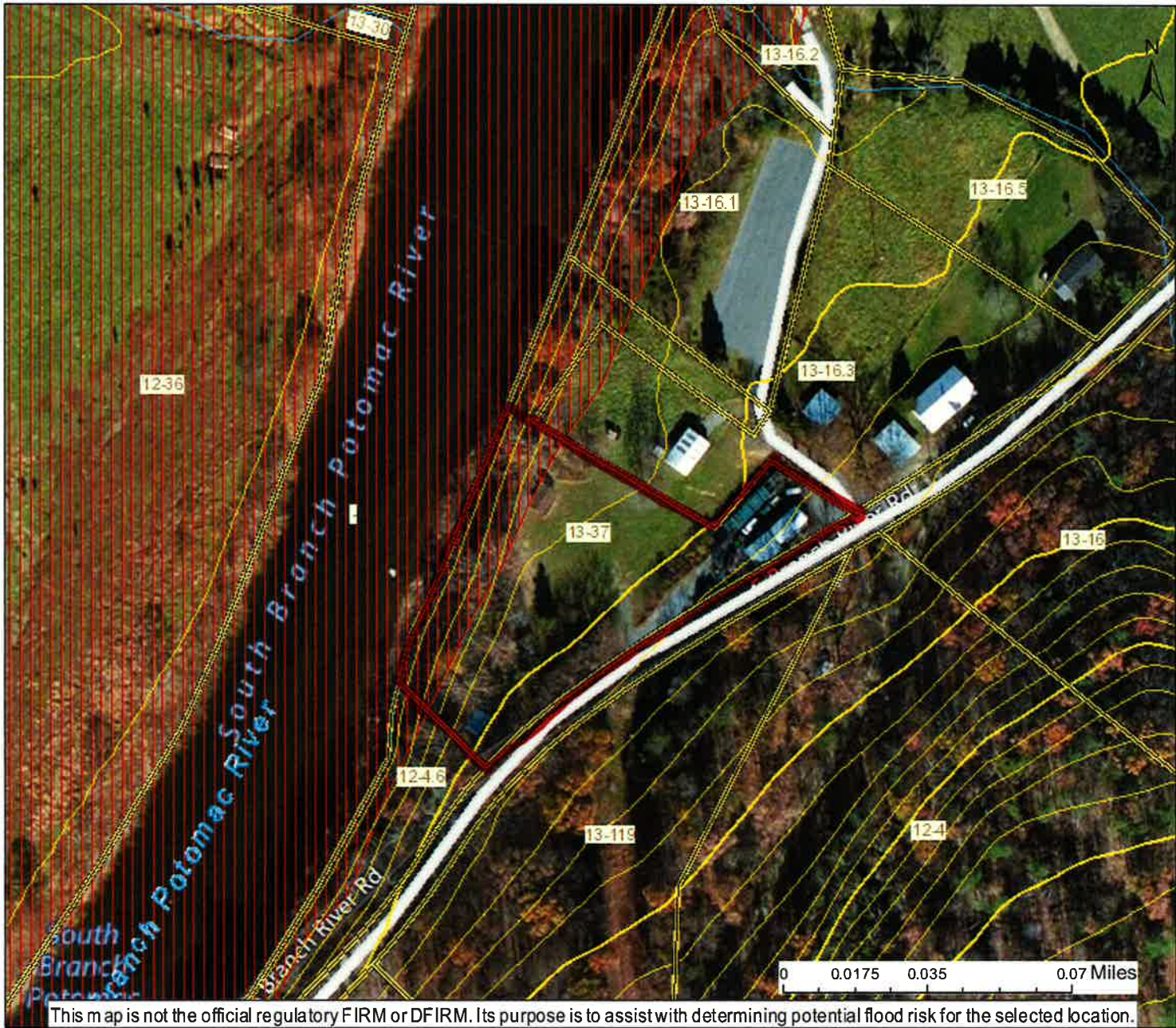


## Trough General Store and Canoe Rentals

### Conveyed Items

- \*General Store with inventory (lures, shirts, fishing supplies, walk-in cooler, original shelving, cash register, Hobart scales, miscellaneous supplies, ect)
- \*Room set up with life vests/shelving, refrigerator, stackable washer/dryer, desk, 4-camera security system.
- \*Room set up with love seat recliner, tv/dvd player
- \*Room with small kitchenette with 3-bay sink, microwave, hot-plate, storage cabinets, meat/cheese slicer, bathroom)
- \*Apartment w/stove and refrigerator
- \*Pavilion on river lot
- \*49 canoes (presently until new ones are ordered)/paddles and life vests to go with plus extras
- \*16 kayaks(presently with paddles/life vest to go with plus extras)
- \*3 15 passenger vans with 3 canoe/kayak trailers





This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.



Location of flood information  
User Notes:

- Cross Section (XS) Lines
- Base Flood Elevation (BFE) Lines
- ▨ Floodway

**Flood Hazard Zone**

- ▨ Approximate Study (Zone A)
- ▨ Detailed Study (AE, AH, AO)

**Disclaimer:**

The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at [www.msc.fema.gov](http://www.msc.fema.gov).  
WV Flood Tool (<http://www.MapWV.gov/flood>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Map created on June 21, 2016

<b>Flood Hazard Area:</b> Flood Hazard Area: Location is NOT WITHIN any identified flood hazard area. Unmapped flood hazard	
<b>Flood Hazard Zone:</b>	N/A
<b>Stream:</b>	N/A
<b>FEMA Issued Flood Map:</b> 54027C0380C	
<b>Watershed (HUC8):</b> South Branch Potomac (2070001)	
<b>Advisory Flood Height:</b> N/A	
<b>Water Depth:</b>	N/A
<b>Elevation:</b>	About 756 ft
<b>Location (long, lat):</b>	(78.852312 W, 39.226228 N)
<b>Location (UTM 17N):</b>	(685387, 4344079)
<b>Contacts:</b>	Hampshire
<b>CRS Information:</b>	Hampshire County
<b>Flood Profile:</b>	N/A
<b>HEC-RAS Model:</b>	N/A
<b>Parcel Number:</b>	13-37

# PLAT of SURVEY

for  
ROSCOE B. & JEANNIE  
DEAN

392

ROMNEY DISTRICT HAMPSHIRE COUNTY  
WEST VIRGINIA



09° 44' 00" W  
HAMPSHIRE MERIDIAN  
ROMNEY, WV  
FEB. 1984

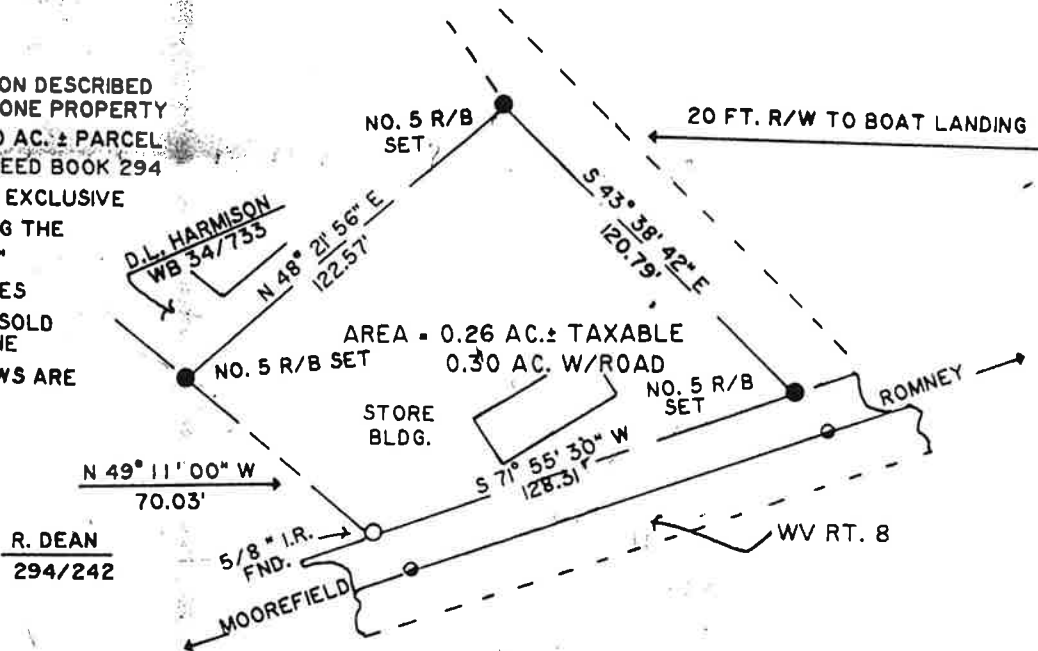
## REFERENCE

TAX MAP 13 PARCEL 24  
DEED BOOK 157 PAGE 576

## NOTE

"THE PROPERTY HEREON DESCRIBED SHALL BE MERGED INTO ONE PROPERTY WITH THE ADJOINING 1.00 AC. ± PARCEL WHICH IS RECORDED IN DEED BOOK 294 AT PAGE 242, FOR THE EXCLUSIVE PURPOSE OF INCREASING THE AREA OF SAID PARCEL."

"THE MERGED PROPERTIES SHALL NOT BE USED OR SOLD INDIVIDUALLY UNLESS THE PREVAILING COUNTY LAWS ARE COMPLIED WITH."



EXEMPT  
From The  
Hampshire County Subdivision  
ORDINANCE

Date

1/20/93

*[Signature]*  
Hampshire County Planner

## K. F. SNYDER & ASSOCIATES LICENSED LAND SURVEYORS

ROMNEY, WV 26757

PHONE: 822-5944

CLIENT: R. DEAN

JOB NO. WV 92-45

DRAWN BY: G. SNYDER

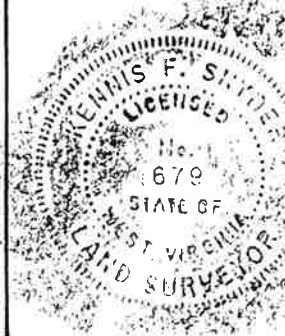
SCALE: 1" = 50 FT.

PARTY CHIEF: K.F. SNYDER

APPROVED BY

*[Signature]*  
KENNIS F. SNYDER L.L.S. WV # 679  
P.L.S. MD # 151

DATE: NOV. 19, 1992



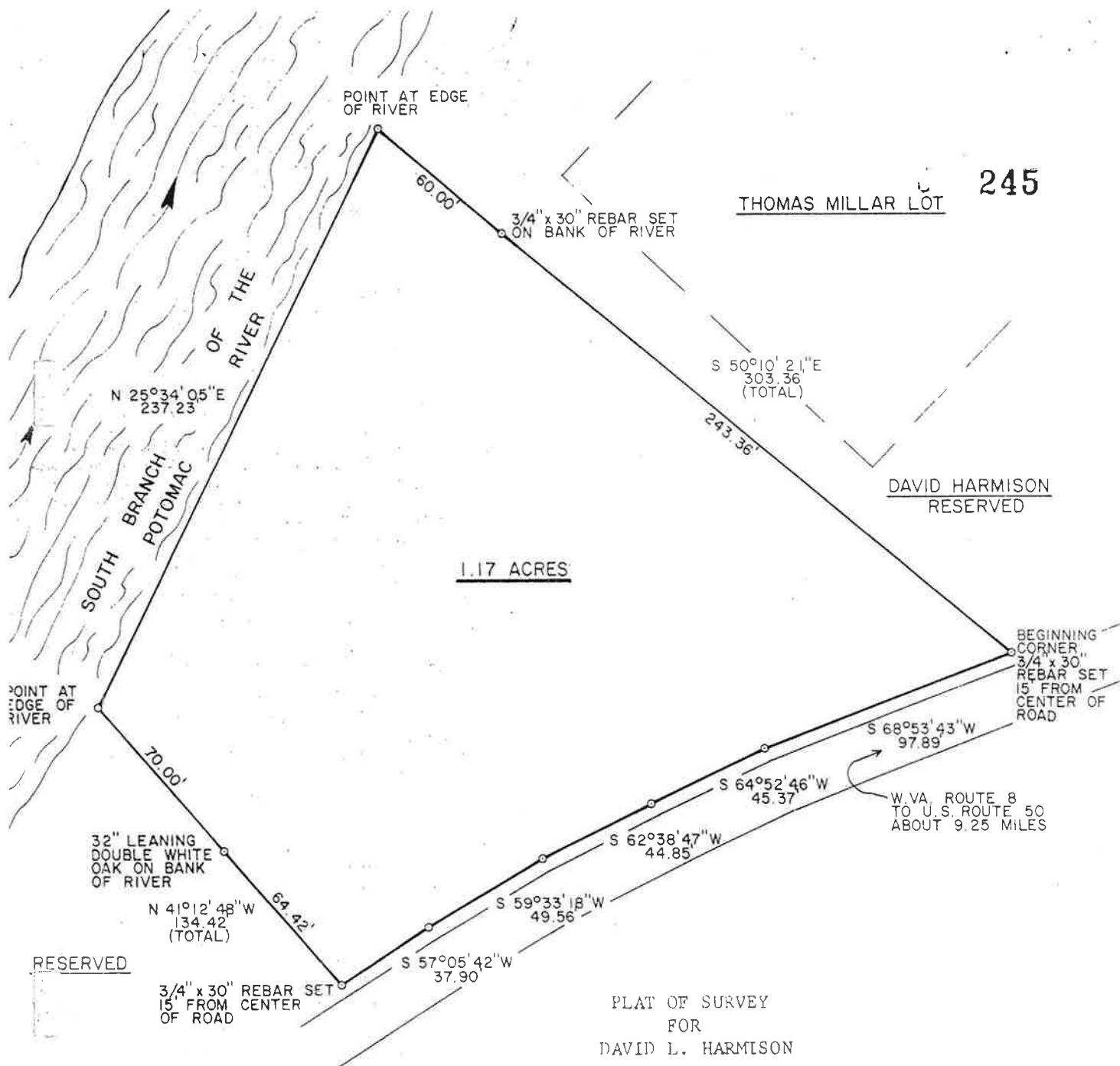
STATE OF WEST VIRGINIA, County of Hampshire, to-wit

Be it remembered that on the 20th day of January, 1993, at 3:41 P.M.,  
this Deed & Plat was presented in the Clerk's Office of the County Commission of said County  
and with the certificate thereof annexed, admitted to record.

Attest

*[Signature]*  
Nancy C. Feller  
County Commission, Hampshire County, W. Va.

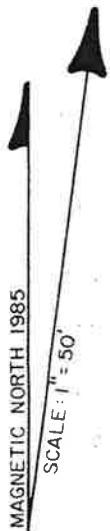




BEING A PORTION OF A TRACT OF 445 ACRES  
CONVEYED TO DAVID L. HARMISON BY WILLS OF  
LUCIE B. HARMISON, CHILTON HARMISON AND  
JOHN D. HARMISON, REFERENCE TO SAID LAND  
CAN BE FOUND IN DEED BOOK 143, PAGE 279,  
DATED AUGUST 13, 1959 IN THE OFFICE OF THE  
CLERK OF HAMPSHIRE COUNTY, WEST VIRGINIA.

ROMNEY DISTRICT  
HAMPSHIRE COUNTY, WEST VIRGINIA  
1.17 ACRES  
SCALE: 1 INCH EQUALS 50 FEET  
SURVEYED: APRIL, 1986  
SURVEYED BY: LARRY L. KITZMILLER  
LICENSED LAND SURVEYOR  
#280  
MT. STORM, WEST VIRGINIA

*Larry L. Kitzmiller*



DECLINATION 7° 38' 26" WEST  
SEPTEMBER, 1984



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 31st day of July, 1987, at 11:29 A M.,  
this Deed & Plat was presented in the Clerk's Office of the County Commission of said County  
and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Zeller Clerk  
County Commission, Hampshire County, W. Va. *sh*

mailed: Jerry R. Dean 7-29-02  
65437 P.O. Box 357  
Romney, WV

THELMA DEAN ZIRK

THIS DEED, Made this 12th day of

TO: DEED

July, 2002, by and between Thelma

JERRY R. DEAN

Jeannie Dean Zirk, grantor, party of

AND

SABRINA D. STARNES

the first part, and Jerry R. Dean and

Sabrina D. Starnes, grantees, parties

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 party of the first part does, by these presents, grant and convey unto the said parties of the second part as joint tenants with full rights of survivorship as hereinafter enumerated, and with covenants of General Warranty of Title, all that certain tract or parcel of real estate containing 1.43 acres, more or less, together with any and all improvements thereon, known as the Trough General Store property, situate in Romney District, Hampshire County, West Virginia, and more particularly bounded and described as follows:

FIRST PARCEL: All of that certain tract or parcel of real estate containing 0.26 acres, more or less, located east of the South Branch of the Potomac River, west of and adjacent to West Virginia Route 8, which said parcel is more particularly described and shown according to that certain description of survey and plat as prepared by Kennis F. Snyder, LLS, dated November 19, 1992, which are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 340, at page 391, and are made a part hereof for all pertinent and proper reasons.

And being the same real estate which was conveyed unto Roscoe B. Dean and T. Jean Dean, his wife, by deed of David L. Harmison, by deed dated December 22, 1992, and of record in said Clerk's Office in Deed Book No. 340, at page 388; and further being the same real estate in which full fee simple title did vest solely in and to Thelma Jeannie Dean Zirk, who is one and the same person as T. Jean Dean, the grantor herein, upon the death of Roscoe B. Dean on July 27, 1997, pursuant to the survivorship clause contained in the above referenced deed.

SECOND PARCEL: All of that certain tract or parcel of real estate containing 1.17 acres, more or less, situate on the east side of the South Branch River and contiguous thereto, and being also on the

northwesterly side of the River Road known as West Virginia Secondary Route No. 8, near the norther end of the Trough in Romney District, Hampshire County, West Virginia, which said parcel is more particularly described and shown according to that certain description of survey and plat as prepared by Larry L. Kitzmiller, LLS, dated April, 1986, which are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 294, at page 244, and are made a part hereof for all pertinent and proper reasons.

And being the same real estate which was conveyed unto Roscoe B. Dean and Jeannie Dean, his wife, by deed of David L. Harmison, dated July 29, 1987, and of record in said Clerk's Office in Deed Book No. 294, at page 242; and further being the same real estate in which full fee simple title did vest solely in and to Thelma Jeannie Dean Zirk, who is one and the same person as Jeannie Dean, the grantor herein, upon the death of Roscoe B. Dean on July 27, 1997, pursuant to the survivorship clause contained in the above referenced deed.

The above two parcels of real estate have been previously merged into one parcel, and are shown on the 2002 Hampshire County Land Books as tax map 13, parcel 37, for said District.

For the consideration aforesaid, there is further conveyed unto the parties of the second part, their heirs and assigns, a twenty (20) foot wide right of way leading from West Virginia Route No. 8 to the boat landing area, and to the South Branch of the Potomac River, across the adjoining real estate, as described in the Deed of record in said Clerk's Office in Deed Book No. 340, at page 388, said right of way for purposes of ingress and egress, and all other pertinent reasons.

For the consideration aforesaid, the grantor does further grant all of her interest in and to that certain perpetual right of way or roadway leading from the public highway in a northwesterly direction to the South Branch River, at the point where the old bridge once stood, and the grantees, their heirs and assigns, are further granted the right to use a road leading from said right of way in a southerly, southwesterly direction along the Thomas C. Millar lot to the real estate herein conveyed for the purpose of ingress and egress, as described in Deed Book No. 294, at page 242.

This conveyance is made unto the said parties of the second part as

48

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joint tenants with full rights of survivorship, which is to say, should Jerry R. Dean predecease Sabrina D. Starnes, then the entire full, fee simple title in and to said real estate shall vest solely in Sabrina D. Starnes; and should Sabrina D. Starnes predecease Jerry R. Dean, then the entire full, fee simple title in and to said real estate shall vest solely in Jerry R. Dean.

Although the real estate taxes may be prorated between the parties as of the day of closing, the grantees agree to assume and be solely responsible for the real estate taxes for the calendar year 2002, even though same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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.

I 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

WITNESS the following signature and seal:

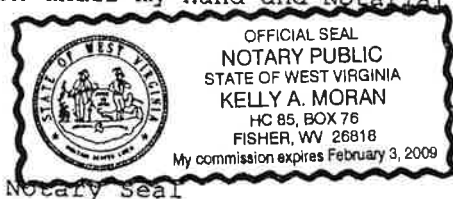
*Thelma Jeannie Dean Zirk* (SEAL)  
Thelma Jeannie Dean Zirk

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Kelly A. Moran, a Notary Public, in and for the county and state aforesaid, do hereby certify that Thelma Jeannie Dean Zirk, whose name is signed and affixed to the foregoing deed dated the 12th day of July, 2002, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 16 day of July, 2002.



*Kelly A. Moran*  
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, 56 East Main Street, Romney, West Virginia.  
njhdeeds/7-12-02  
wck/Dean.Zirk TroughStore

CARL KEATON  
& FRAZER, PLLC  
ATTORNEYS AT LAW  
56 E. MAIN STREET  
ROMNEY, WV 26757

RECEIVED  
DATE/TIME: 07/23/2002 12:13  
FILE # 4482  
BOOK/PAGE: 416- / 4482  
RECORDING FEE: 41.00  
TOTAL: 440.00

07/16/02 TUE 09:19 ITX/RX NO 81291

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 07/23/2002 12:13pm.

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

*Sharon H. Link*

Clerk.



# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

## SALES

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).  
.....  
.....  
.....
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (*Check (i) or (ii) below*):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).  
.....  
.....  
.....
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (*initial*)




- (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.
- (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) \_\_\_\_\_ Purchaser has (*check (i) or (ii) below*):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (*initial*)

- (f) LS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 SELLER	<u>6-16-16</u> DATE	 SELLER	<u>6-16-16</u> DATE
_____ PURCHASER	_____ DATE	_____ PURCHASER	_____ DATE
 AGENT	<u>6-16-16</u> DATE	_____ AGENT	_____ DATE