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DEBRA A KESECKER
MORGAN County 09:37:05 AM
Instrument No 65909
Recorded Date 07/11/2005
Document Type DEED/P
Book-Page 215-211
Rec/Add Fee 10.00 82.40
Transfer Tax 162.80

DEED

211

THIS DEED, made and entered into this 9th day of July, 2005, by and between **Marty W. Powers, GRANTOR** and party of the first part and **Gary Gindlesperger, GRANTEE** and party of the second part.

NOW THEREFORE WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, receipt of which is also hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the said party of the second part, with covenants of general warranty and against all liens and encumbrances, excepting rights-of-way for public roads and for public utilities for domestic service, the following described parcel of real estate together with all rights, privileges, improvements, rights-of-way and appurtenances thereunto belonging, situate in **Cacapon District**, Morgan County, West Virginia, and more particularly bounded and described as follows:

Lot Number One (1) containing 4.37 acres as shown on Berkeley Land Surveys Plat entitled "Plat of Division of a Portion of the Land of Ronald Ridgeway and Helen J. Ridgeway" dated December 1, 1997, being Plat No. 97284 by Charles P. Dawson, West Virginia Licensed Land Surveyor No. 808 attached hereto.

SUBJECT TO the following covenants and restrictions, which shall run with the land:

1. No trailers or single wide mobile homes may be placed upon the lot.
2. The lot shall be used for residential purposes and not for commercial purposes.
3. No raising of animals for commercial purposes shall be allowed on the lot.
4. No more than one residence shall be constructed on said lot.
5. The lot shall not be further subdivided.

SUBJECT TO a thirty foot (30) right-of-way known as Morgan County Route 9/33 (Golladay Road) insofar as such right-of-way crosses the abovedescribed lot.

AND BEING part of the same real estate conveyed unto Marty W. Powers from Helen J. Ridgeway by deed dated July 26, 2002 and recorded in the Office of the Clerk of the County Commission of Morgan County, West Virginia in Deed Book 200 at page 18.

212

WITNESS the following signature and seal:


Marty W. Powers

**STATE OF WEST VIRGINIA
COUNTY OF MORGAN, to-wit:**

I, Karen L. Burns, a Notary Public in and for the County and State aforesaid, do hereby certify that **Marty W. Powers** whose name is signed to the writings hereto annexed, bearing date the 9th day of July, 2005, has this day acknowledged the same before me in my said County.

Given under my hand this 9th day of July, 2005.

My Commission Expires: 3-15-2010

(Seal)




Notary Public

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fines and imprisonment as provided by law, I hereby declare that the true and actual value of the interest of real estate being transferred by this document is \$37,000.00.


Signature

13001 ROSEBAY DR.
Address

GERMANTOWN, MD. 20874

This document prepared by:
Glen R. Stotler, Esquire #5445
Stotler & Stotler, L.C.
260 S. Washington Street, Suite 1
Berkeley Springs, WV 25411
(304) 258-9500

County Clerk's Office
Morgan County, West Virginia
The foregoing writing, was this day presented
in said office and thereupon admitted to record.
at 9:37

Testes *John A. Henderson*

Plat of Division of a Portion
of the Land of

Ronald Ridgeway and Helen J. Ridgeway
Deed Book 180, Page 67

All of the Remainder of Tract No. 2
as Conveyed to James A. Knorr
(Predecessor in Title) in Deed Book
143 at Page 81 (Sept. 17, 1987)

Adjoining Galloway Estate
Map 82, Pg. 118
N 71°04'00" E 361.63' Total
On top of a Hill
N 71°04'00" E 361.63' Total
S 47°10'00" E 361.03'
N 71°04'00" E 361.63' Total
On top of a Hill
N 71°04'00" E 361.63' Total
S 47°10'00" E 361.03'

LOT 1
4.37 ACRES

LOT 2
5.91 ACRES

LOT 3
5.03 ACRES

Tract No. 3 D.B. 143, Pg. 81
S 55°27'45" E 850.13'

Tract No. 2 D.B. 143, Pg. 81

North per Plat No. 97182 in
Map Book 7, Page 50

W.Va. State Route 9

Recorded Survey
N 82°51'42" W 264.00'
S 20°38'00" W 55.00'
N 82°51'42" W 264.00'

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GCAD: JMKK082GCB

BERKELEY LAND SURVEYS
Berkeley Springs, W. Va.

Dec. 1, 1997 Plat No. 97284

Charles P. Dawson

Charles P. Dawson
S.V. Licensed Land Surveyor No. 608

213

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This Plat is Exempt From
The Morgan County Subdivision
Regulations By Section 32.
Amended 7/1/05

County Planner
Date
CHORD BEARING
S 29°09'57" W

Scale 1" = 200'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	170°5'58"	387.10'	115.74'	56.31'	115.31'	S 29°09'57" W

• Denotes 5/8" Rebar FOUND unless otherwise noted.

TAX MAP: 41 PARCEL: 7 P/O DISTRICT: CACAPON MORGAN COUNTY, WEST VIRGINIA