

66619

EDWARD J. ISNER
and
DORA E. ISNER,
his wife

THIS DEED, made this 8th day of August,
2005, by and between Edward J. Isner and
Dora E. Isner, his wife, grantors,
parties of the first part, and, Melvin A.
Kaye, grantee, party of the second part,

TO: DEED

MELVIN A. KAYE

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, together with the improvements thereon and the appurtenances thereunto belonging, known and designated as **Tract No. 2 of Valley View Subdivision**, situate in Sherman District, Hampshire County, West Virginia, together with all roads, rights of way, easements, and appurtenances thereunto belonging, according to a plat of the said Valley View Subdivision prepared by Allen G. Clem, LLS, dated October 5, 1972, which plat is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 1 at Page 100, and same is, by reference, is expressly incorporated herein and made a part hereof.

And being the same real estate which was conveyed unto Edward J. Isner and Dora E. Isner, his wife, by deed of Howard L. Edwards and Kathleen F. Edwards, his wife, dated the 29th day of October, 1999, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 395 at Page 597.

For the consideration above set forth, there is also hereby granted and conveyed unto the grantee herein a right of way as shown on the plat of Valley View Subdivision, which right of way is 50 feet wide, with 25 feet thereof being within the bounds of the tract herein conveyed, and there is also reserved said right of way as an open road across part of the tract herein conveyed for the use and benefit of the grantee herein, and all other persons who have the right to use same; it being understood that the present roadway is located within the bounds of the 50 foot right of way as shown on said plat, but not necessarily located in the center thereof.

The real estate herein conveyed is subject to the following protective covenants:

1. This lot may not be subdivided.
2. There is also reserved the right to grant unto utility companies the right to establish their power lines and utility

lines as may be necessary to serve the owners of the parcels of land within said subdivision, said reservation being set forth in Deed Book 204 at Page 46.

3. The Grantee is to pay \$25.00 per deeded tract per year for the maintenance of roads and any facilities dedicated to lot owners in common.

The real estate herein conveyed is subject to any other rights or easements which may affect the same and which are of record in the aforesaid Clerk's Office.

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 2006, 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 \$155,000.00.

WITNESS the following signatures and seals:

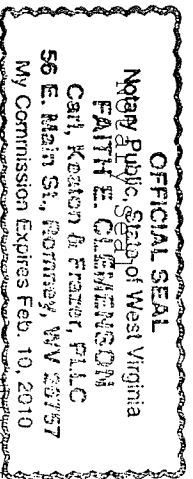
Edward J. Isner (SEAL)
Edward J. Isner

Dora E. Isner (SEAL)
Dora E. Isner

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Faith E. Clemenson, a Notary Public in and for the county and state aforesaid, do hereby certify that Edward J. Isner and Dora E. Isner, his wife, whose names are signed and affixed to the foregoing deed dated the 8th day of August, 2005, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 19th day of August, 2005.



Faith E. Clemenson
Notary Public

THIS INSTRUMENT PREPARED BY
WILLIAM C. KEATON, ATTORNEY AT LAW
CARL, KEATON & FRAZER, PLLC
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757.
faith/Valley View/tract 2.kaye from isner.2005

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