

74877

BOOK 483 PAGE 641

RICHARD R. HAMBLIN AND
MARY L. HAMBLIN, HIS WIFE

THIS DEED, Made this 31st day

of March, 2009, by and between

Richard R. Hamblin and Mary L.

Hamblin, his wife, grantors, parties

of the first part, and Douglas R.

Malick, grantee, party of the second

part,

TO: DEED

DOUGLAS R. MALICK

WITNESSETH: That for and in consideration of the sum 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 tract or parcel of real estate containing 0.203 of an acre, more or less, situate in Sherman District of Hampshire County, West Virginia, lying on the Northwestern side of West Virginia County Numbered Route 10/2, about a half mile North of the intersection of said Route 10/2 and West Virginia County Numbered Route 10, being more particularly bounded and described as shown on that certain Description of Survey and Plat of Survey as prepared by Richard L. Moreland, Professional Surveyor, on January 16, 2009, copies of which said Description of Survey and Plat of Survey are attached hereto and made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of the real estate herein conveyed.

And being a portion of the same real estate conveyed unto the grantors herein by deed of Sheila G. Bernard dated November 16, 1998, 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. 388, at page 676.

The property hereon described shall be merged into one property with the adjoining tract of Douglas R. Malick, which is recorded in Deed Book No. 378, at page 563, for the exclusive purposes of increasing the area of said parcel. Any further modification of this land area shall be in compliance with the County Subdivision Ordinance.

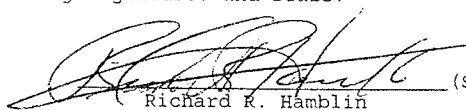
Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2009, although same may still be assessed in the names of the grantors.

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

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 less than \$100.00. The grantors further affirm that they are residents of the State of West Virginia, and are therefore exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code § 11-21-71b.

WITNESS the following signatures and seals:

 (Seal)
Richard K. Hamblin

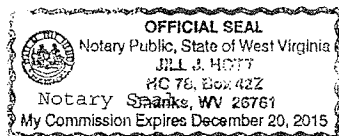
 (Seal)
Mary L. Hamblin

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Jill J. Holt, a Notary Public, in and for the county and state aforesaid, do hereby certify that Richard R. Hamblin and Mary L. Hamblin, his wife, whose names are signed and affixed to the foregoing instrument, dated the 31st day of March, 2009, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 12th day of April, 2009.




Notary Public

This instrument was prepared by William C. Keaton, without the benefit of a title examination, title report, title certificate or title insurance commitment, and neither the preparer nor Carl, Keaton & Frazer, PLLC, by the preparation of this instrument make any express or implied warranties, representations or affirmations of any kind, nature, or character, including, without limitation, warranties, representations, or affirmations relating to the quality of title, the nature of title, possession, quiet enjoyment, merchantability, fitness for a particular purpose, the condition of the property, access to the property, or the capacity of any of the grantors to grant or convey title.
njh/deeds/merger.malickDoug.fromHamblin

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

DESCRIPTION OF SURVEY NO. 09-001-01

0.203 Acres January 16, 2009

A tract of land in Sherman District, Hampshire County, West Virginia, lying on the northwestern side of West Virginia County Numbered Route 10/2, about a half mile north of the intersection of said Route 10/2 and West Virginia County Numbered Route 10, being more particularly described as follows:

Beginning at a point in the center of said Route 10/2, corner to Joyce Ann Oates, from which a found 5/8 inch Whitacre capped rebar bears N 63°26'09" W 25.79 feet, thence with the center of said Route 10/2

S 08°30'27" W 19.38 feet to a point, corner to the remaining land of Richard R. and Mary L. Hamblin, from which a set 5/8 inch Moreland capped rebar bears N 75°48'33" W 20.36 feet, thence with a new line of division through the land of said Hamblin

N 75°48'33" W 215.77 feet to a 5/8 inch Moreland capped rebar, set in a line of Douglas R. Malick, from which a found 5/8 inch Byers capped rebar bears S 22°45'19" W 464.16 feet, thence with said Malick

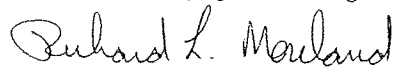
N 22°45'19" E 64.81 feet to a found 5/8 inch Byers capped rebar, corner to said Oates, thence with said Oates

S 63°26'09" E 209.06 feet to the beginning containing 0.203 Acres, more or less, as surveyed by Moreland's Surveying & Consulting, Inc. and shown on a plat, dated January 16, 2009, attached hereto and made a part of this description.

Being part of the same tract conveyed from Sheila G. Bernard to Richard R. Hamblin and Mary L. Hamblin by deed dated November 16, 1998 and recorded in the office of the Clerk of Hampshire County, Romney, West Virginia, in Deed Book 388 at page 676.

Respectfully Submitted

Moreland's Surveying & Consulting Inc.



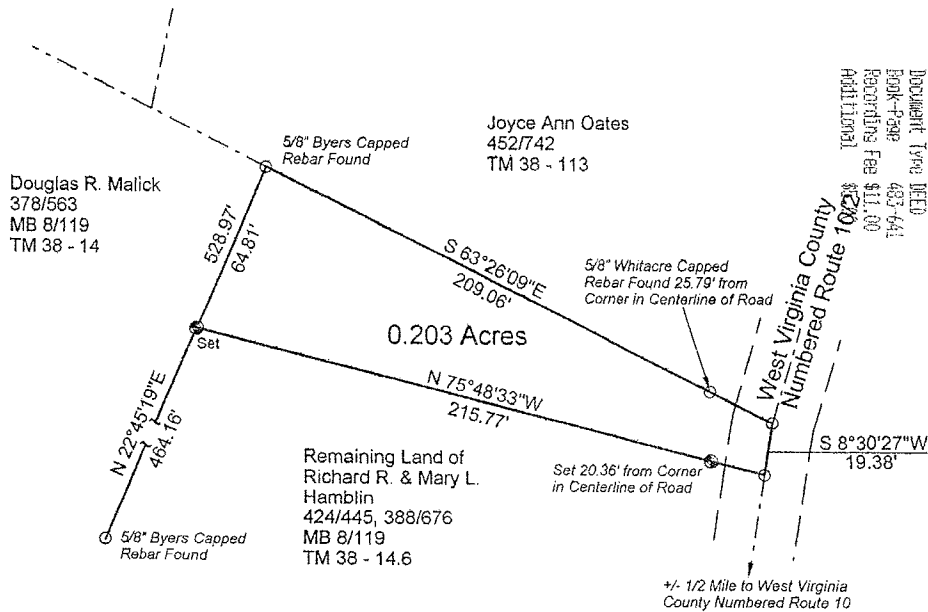
RICHARD L. MORELAND PS NO. 2021

Plat of Survey for
Richard R. & Mary L. Hamblin
Douglas R. Malick
 Sherman District Hampshire County
 West Virginia

Reference: Deed Book 424 Page 445
 Deed Book 388 Page 676
 Map Book 8 Page 119
 Tax Map 38 Parcel 14.6

Bearings on this map are based on a Plat
 Recorded in Map Book 8 at Page 118.

Scale 1" = 50'

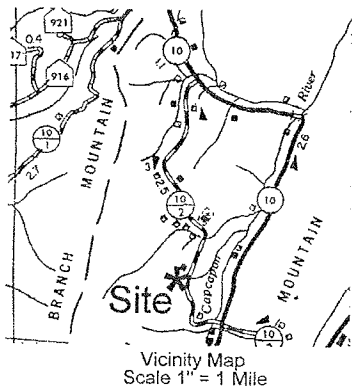


THE 0.203 ACRE TRACT IS TO BE MERGED WITH THE
 ADJOINING TRACT STANDING IN THE NAME OF DOUGLAS
 R. MALICK AND RECORDED IN DEED BOOK 378 AT PAGE 563.
 ANY FURTHER MODIFICATION OF THIS LAND SHALL BE IN
 COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION
 OR LAND DEVELOPMENT ORDINANCE.

Approved Minor Subdivision:
 Section 5.1 I DATE 3-17-09
Chen Bel
 Hampshire County Planning

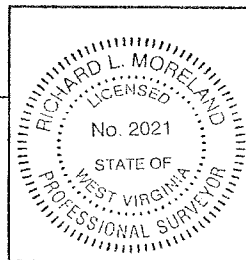
Legend

- 5/8" Rebar with Yellow Plastic Cap
Labeled "Moreland PS 2021"
- Calculated Point in Centerline of Road
or as Labeled
- U— Overhead Utility Lines



Moreland's Surveying
 & Consulting, Inc.
 Professional Surveyors
 HC 63 Box 3580
 Romney, WV 26757
 (304) 822-4441

Richard L. Moreland



Date: January 16, 2009
 Map No.: 09-001-01

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 5/14/09 9:43AM

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

Teste Sharon H. Lind Clerk.