

MARGARET W. MILTENBERGER  
155 GREEN ACRES LN  
KEYSER, WV 26726

BOOK 337 PAGE 810(3) 201487



**RENICK C. WILLIAMS and BETTY P. WILLIAMS,**  
husband and wife

TO: DEED

**MARGARET W. MILTENBERGER**

THIS DEED, made and entered into this 2nd day of March, 2016, by and between RENICK C. WILLIAMS and BETTY P. WILLIAMS, husband and wife, Grantors and Parties of the First Part, whose address is P.O. Box 664, Moorefield, WV 26836, and MARGARET W. MILTENBERGER, Grantee and Party of the Second Part, whose address is 155 Green Acres Lane, Keyser, WV 26726.

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, love and affection, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said RENICK C. WILLIAMS and BETTY P. WILLIAMS, husband and wife, Grantors and Parties of the First Part, do, by these presents, grant, give and convey with COVENANTS OF GENERAL WARRANTY, unto the said MARGARET W. MILTENBERGER, Grantee and Party of the Second Part, all of the following described tract of real estate situate in Capon District of Hardy County, West Virginia:

**VOLK TRACT**

All that certain tract or parcel of real estate, together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging (SUBJECT TO, the reservation of oil and gas as hereinafter set forth), consisting of three (3) contiguous tracts, containing 138 acres, 63 acres and 50 acres, more or less, respectively, and more particularly described by an inclusive survey dated February 16, 1952, made by H. Blair Hisghman, Surveyor 1946, as containing 267-1/2 acres, more or less, situate in what is known as Trout Run Valley, in Capon District of Hardy County, West Virginia, and assessed by the Hardy County Assessor's Office as being Parcel 7, on Tax Map 392 for Capon District. It is, however, understood and agreed between the parties hereto, that this is a conveyance in gross and not by the acre, it being the intention of the Grantors to convey hereby all interest in real estate acquired by the following referenced deed.

Being all the same real estate conveyed unto the Grantor by deed from Fort Pleasant Farms, Inc., a West Virginia Corporation, dated the 23<sup>rd</sup> day of November, 2015, and recorded in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 331, at Page 769; and further being the same real estate conveyed unto Fort Pleasant Farms, Inc., by deed from Donald J. Volk and Joanne Volk, husband and wife, dated May 2, 2005, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 286, at Page 134.

See  
next  
page  
for  
oil &  
gas  
Reservation

It is specifically understood between the parties that in that certain deed from James Perry Robinson and Mandy Robinson, his wife, unto the said Donald J. Volk and Joanne Volk, dated the 5<sup>th</sup> day of March, 1966, and of record in the aforesaid Clerk's Office in Deed Book No. 114, at Page 532, the Grantors therein reserved and excepted for themselves, their heirs and assigns, all oil and gas in the real estate being herein conveyed, with all normal rights for exploring, drilling and developing of oil and gas.

Reference is hereby made to the aforesaid deeds and other documents therein referred to and same are incorporated herein by reference, for all proper and pertinent reasons.

Although the real estate taxes may be prorated between the parties as of the day of closing, the Grantee agrees to assume and be solely responsible for the real estate taxes on the subject real estate beginning with the calendar year 2016, although same may still be assessed in the names of the Grantors.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining unto the said MARGARET W. MILTENBERGER, in fee simple.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

DECLARATION OF CONSIDERATION OF VALUE  
AND AFFIDAVIT OF RESIDENCY

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby certify that they are residents of the State of West Virginia, and that this conveyance is not subject to the State Excise Tax on the transfer of real estate, as this is a gift from parents to child with no consideration being paid for the property transferred by the document to which this declaration is appended.

WITNESS the following signatures and seals.

Renick C. Williams (SEAL)  
RENICK C. WILLIAMS

Betty P. Williams (SEAL)  
BETTY P. WILLIAMS

STATE OF WEST VIRGINIA,

COUNTY OF HARDY, TO WIT:

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2016, by RENICK C. WILLIAMS and BETTY P. WILLIAMS, husband and wife.