

LARRY S. BOWMAN
KAY W. BOWMAN
PO BOX 218
BROADWAY, VA 22815

BOOK 350 PAGE 146(5) 214531



LARRY S. BOWMAN
TO: Deed
LARRY S. BOWMAN & KAY W. BOWMAN, TRUSTEES
of the LARRY S. BOWMAN TRUST

THIS DEED, made and entered into on this the 18th day of June, 2019, by and between LARRY S. BOWMAN and KAY W. BOWMAN, Grantors and Parties of the First Part, and LARRY S. BOWMAN and KAY W. BOWMAN, TRUSTEES of the LARRY S. BOWMAN TRUST Dated September 12, 2006, as restated on May 17, 2018, Grantee and Party of the Second Part, whose mailing address is c/o Larry S. Bowman, P.O. Box 218, Broadway, VA 22815.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the Grantors and Parties of the First Part do now grant and convey, in fee simple forever, with Covenants of Special Warranty, unto LARRY S. BOWMAN and KAY W. BOWMAN, TRUSTEES of the LARRY S. BOWMAN TRUST Dated September 12, 2006, as restated on May 17, 2018, Grantee and Party of the Second Part, its successors and assigns, the following described tracts or parcels of real estate, known as First Tract, Second Tract, and Third Tract:

First Tract: (fee simple)

All that certain tract or parcel of real estate, together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging, located about one mile north of Mathias, in Lost River District, Hardy County, West Virginia, being designated as **Tract 3 of the Dwight Bowman Homeplace, containing 7.34 acres, more or less**, on a Plat of Survey for the Dwight Bowman Heirs prepared by Dick A. Heavner, Professional Surveyor No. 997, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book No. 8, at Page 44, to which reference is now made for a more particular description of said real estate and for any and all pertinent purposes.

Being the same tract or parcel of real estate conveyed unto Larry S. Bowman from Carl D. Bowman, et als, by Partition Deed dated August 1, 2007, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 301, at Page 60.

The real estate is identified for tax assessment purposes in the Hardy County Assessor's Office on Tax Map 467, as Parcel 0039.0004.

Included with this conveyance for the benefit of the Grantee and Party of the Second Part, its successors and assigns, is a nonexclusive right-of-way, thirty feet (30') in width, for purposes of ingress and egress as more particularly described in the aforementioned Partition Deed of record in the aforesaid Clerk's Office in Deed Book No. 301, at Page 60. The right-of-way language from the aforementioned Deed is incorporated herein by reference, the same as if set forth within the four corners of this Deed.

Second Tract: (undivided one-tenth interest subject to dower)

All of the Grantor's right, title and interest, believed to be an undivided one-tenth (1/10) interest, in and to the Dwight & Beulah Bowman residence, being located approximately one-half mile north of Mathias, in Lost River District, Hardy County, West Virginia, **containing 2.972 acres, more or less**, and shown on a Plat of Survey for the Dwight Bowman Heirs prepared by Dick A. Heavner, Professional Surveyor No. 997, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book No. 8, at Page 44, to which reference is now made for a more particular description of said real estate and for any and all pertinent purposes.

Dwight Bowman died without a Will, intestate, on June 1, 1980, owning various tracts of real estate as tenants in common with his wife, Beulah Bowman. The Dwight Bowman heirs agreed, in 2007, to partition said real estate. Beulah Bowman joined in the deeds of partition to her six children, who each received a tract of real estate in fee simple, but she retained her undivided one-half interest and dower interest in the residence, containing 2.972 acres.

As a part of the partition of land between Carl D. Bowman and his remaining siblings, Larry S. Bowman, et als, Carl D. Bowman conveyed his undivided one-twelfth interest in the 2.972 acre tract to the five remaining siblings, namely, Sherry L. Branson, Larry S. Bowman, Brenda B. Lantz, Lana B. Villalobos and Wanda R. Bowman by Deed dated August 1, 2007, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 301, at Page 38. Thus, by inheritance and Deed from Carl D. Bowman and Carolyn H. Bowman, his wife, and Trevor C. Bowman, the Grantor obtained

an undivided one-tenth interest in the 2.972 acre tract, subject to the dower of Beulah Bowman.

The real estate is identified for tax assessment purposes in the Hardy County Assessor's Office on Tax Map 467, as Parcel 0039.0001.

This conveyance is subject to the dower rights of the widow, Beulah Bowman, which terminate at her death.

The real estate herein conveyed shares a non-exclusive right-of-way, thirty feet (30') in width, from said tract to WV 259 Highway, with Tracts 1, 2, 3, 5, and 6 of the Dwight Bowman real estate for purposes of ingress and egress for the benefit of the heirs, successors and assigns of the 2.972 acre tract of the Dwight Bowman real estate, and reference is made to prior deeds in chain of title for pertinent information.

The real estate herein conveyed also shares a common boundary with Tract 5 of the Dwight Bowman real estate, and in partitioning the Dwight Bowman real estate, the owner, its heirs and assigns, of Tract 5, agreed as follows (for the benefit of the 2.972 acre tract):

“A water well is located on the adjacent 2.972 acre tract in close proximity with the division line between the 2.972 acre tract and Grantee's Tract 5. It is understood and agreed that the Grantee, her heirs and assigns, shall not place fixtures, encumbrances, easements, or other obstructions in such proximity to the well that the well is rendered useless or is otherwise damaged or tainted.

Prior to the partition of the Dwight W. Bowman Heirs family lands, a storage building was erected for the benefit of the 2.972 acre tract, and said building was placed partly on the 2.972 acres and partly on what is now Tract 5. It is understood that the owners of the 2.972 acre tract, and their heirs and assigns, may elect to leave said storage building at its present location, which encroaches on Tract 5, for so long as they, or their heirs and assigns, may desire to do so, and a limited right of ingress and egress is reserved onto Tract 5 in order to utilize the door which opens onto what is Tract 5 and said limited right of ingress and egress is also for purposes of performing maintenance on the storage building. Provided further, the storage building may not be enlarged. If the storage building becomes obsolete, it shall be removed, and once removed, the owners of the 2.972 acre tract, and their successors in title, may not replace the building at its present location but must place any fixtures entirely within the boundaries of the 2.972 acre tract.”

Third Tract: (Fee Simple)

All of that certain tract or parcel of real estate **containing thirty (30) acres, more or less**, located and situate near Lost River State Park in Lost River District, Hardy County, West Virginia, designated as Tract No. 2 in a division of land owned by Ray Strawderman and Perry Strawderman heirs. A plat of survey and description of survey are separately

recorded in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 119, at Page 377, and reference is made to the aforementioned deed and description and plat of survey for purposes of obtaining a legal description of the real estate here in conveyed.

Being the same tract of real estate conveyed unto Larry S. Bowman and Kay W. Bowman, husband and wife, with rights of survivorship, by Deed dated April 27, 1968, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 119, at Page 373.

The real estate is identified for tax assessment purposes in the Hardy County Assessor's Office on Tax Map 466, as Parcel 0008.

The real estate herein conveyed includes the following right of way for the benefit of the Grantee and Party of the Second Part, its successors and assigns, to-wit: A right of way for ingress and egress to said tract of real estate which is to run from the Lost River Park Road over land of Sadie Strawderman following the existing road to the N. W. Corner of the cemetery and then by a 'new road' extending across the 24 acre tract, described as Tract 1, to the land herein conveyed. Note: Tract 1 is shown with Tract 2 in Deed Book No. 119, at Page 377, to which reference is made for any and all pertinent purposes.

Kay W. Bowman joins in the execution of this Deed as the spouse of Larry S. Bowman, and also individually, to convey her right, title and interest in the Third Tract unto the Grantee and Party of the Second Part, and its successors and assigns. Kay W. Bowman specifically consents to the conveyance of the First and Second Tracts and waives all statutory rights or rights of notice provided for by West Virginia law.

Real estate taxes shall be paid by the Grantee and Party of the Second Part, regardless of how the real estate is assessed.

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 OR VALUE: Under penalties of fine and imprisonment as provided for by law, the undersigned do hereby declare that the interest in real estate being conveyed by the document to which this declaration is appended is exempt

from the West Virginia State Excise Tax on transfer of real property as the transfer is a straw transfer to a revocable trust.

WITNESS the following signatures and seals:

Larry S. Bowman (SEAL)
LARRY S. BOWMAN

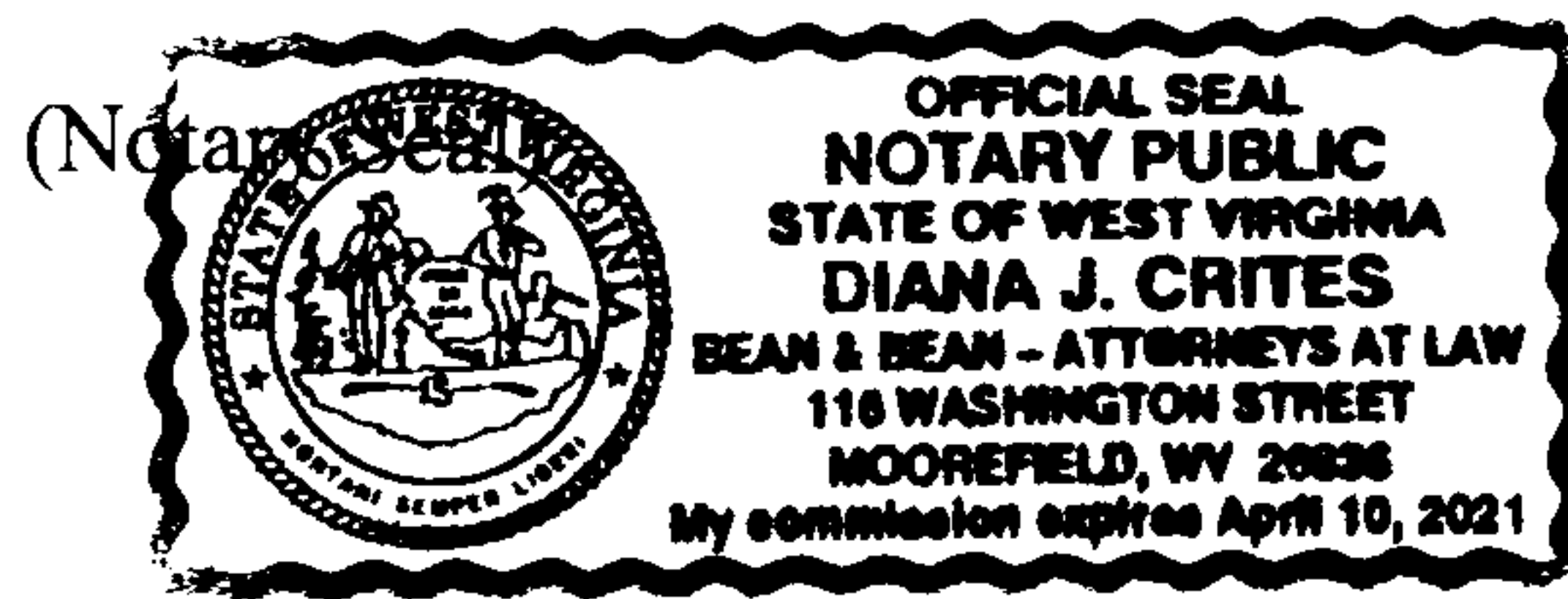
Kay W. Bowman (SEAL)
KAY W. BOWMAN

STATE OF WEST VIRGINIA,

COUNTY OF HARDY, to-wit:

On the 18th day of June, 2019, before me personally appeared Larry S. Bowman and Kay W. Bowman, husband and wife, personally known to me, or proved to me on the basis of satisfactory evidence, and acknowledged to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity.

My commission expires 4/10/2021



Diana J. Crites
NOTARY PUBLIC

This Instrument was prepared by:

Oscar M. Bean, Attorney at Law
P.O. Drawer 30, 116 Washington Street
Moorefield, West Virginia 26836
(304) 530-6198 or 530-6190

DONE WITHOUT BENEFIT OF TITLE EXAMINATION.

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This document presented and filed:
06/24/2019 10:17:10 AM

Gregory L. Ely

Gregory L. Ely, Hardy County, WV
214531 Transfer Tax: \$0.00