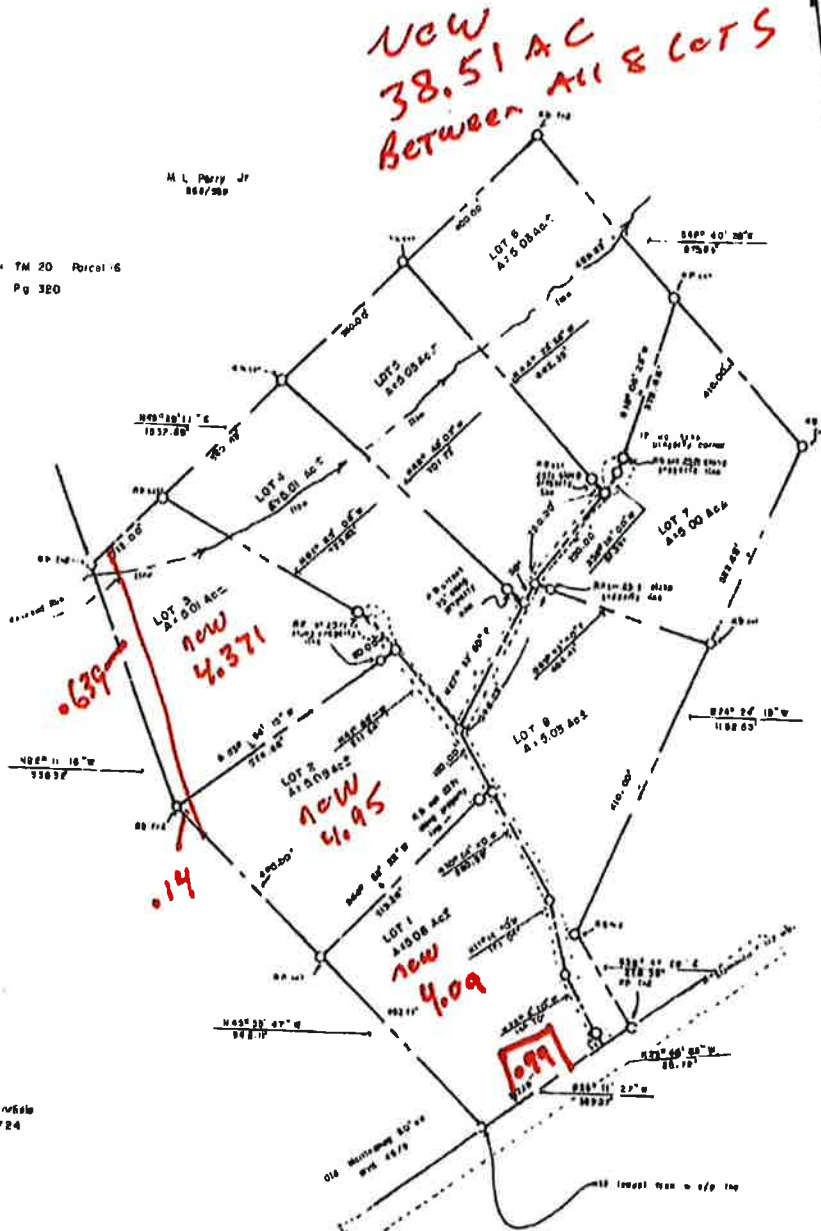




for
ARTHUR G. & NELLIE S. PATTON

Gore Dist., Hampshire Co., WV.

Reference: TM 20 Parcel 6
08 142 Pg 320



W Corsole
171/24

M.L. Perry Jr
10/2/2009

| | |
|--|--|
| K. F. SNYDER & ASSOCIATES LICENSED LAND SURVEYORS | |
| Survey: WV 28757 | Phone: 822-5944 |
| Client: Arthur G. & Nellie S. Patton | |
| Drawn by: M. Kenna | Job No: 84-01 |
| Party: Chas. H. Snyder | Scale: 1"=100' |
| APPROVED BY: <i>[Signature]</i> | |
| DATE: Nov/20 | KENNIS E. SNYDER LLS WV 879 PLS MD 141 |

STATE OF WEST VIRGINIA, County of Hampshire, to-wit: 4th day of November, 1927, at 11:40 A.M.,
this 4th day of November, 1927, at 11:40 A.M.,
was presented to the Clerk's Office of the County Commission of said County
and with the following thereof amended, admitted to record:
[Signature]
Attest: Nancy C. Bell
County Commission, Hampshire County, W. Va.

Michael L. Carlin

Gore District, Hampshire County WV

Tax Map 20, Parcel 16, Liber 263, Follo 389



Hampshire Meridian
09° 44' West
Romney, WV
Feb 1984

EXEMPT
From The
Hampshire County Subdivision
ORDINANCE
8-22-00
Date
8-22-00
Hampshire County Planner

William Carlisle
Liber 171, Follo 24
Parcel 23

A
Michael L. Carlin
Liber 382, Follo 759
Parcel 16.6

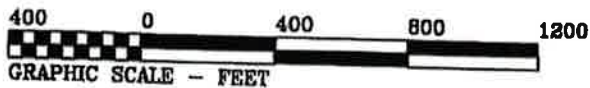
B
Michael L. Carlin et als
Liber 376, Follo 392
Parcel 16.5

C
Michael L. Carlin et ux
Liber 988, Follo 738
Parcel 16.4

Exempt from the
Hampshire County
Subdivision Ordinance
para. 3.2, d.

Legend

- Set Stone Found
- Nr. 5 rebar found
- ⊙ Nr. 5 rebar set



K. F. Snyder & Associates
Professional Surveyors

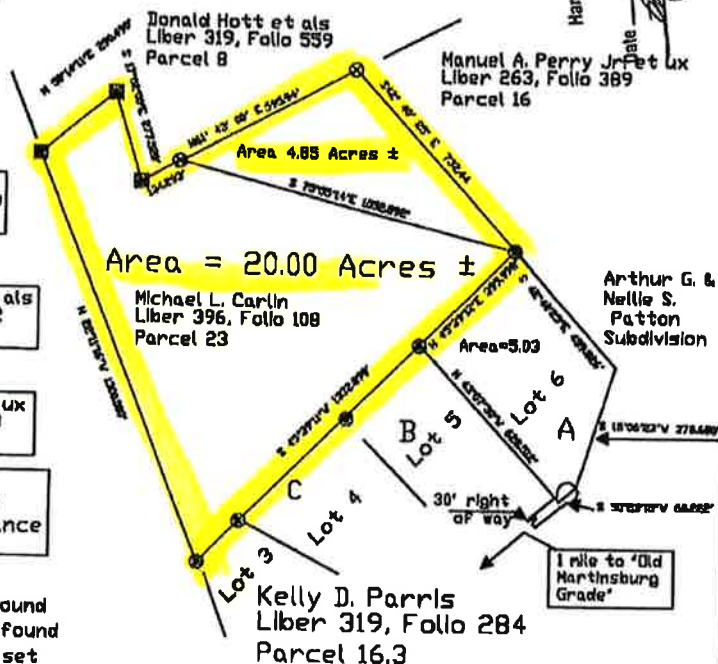
Box 1950 Romney, WV 26757

Date: Sept 1999 Job No. W-99-65

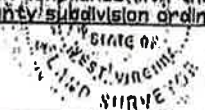
Approved by: [Signature]
304-822-7434, 822-5944 FAX

WV Professional Lic. Nr. 679

MD Lic. Property Line Surveyor Lic. Nr. 151



The 4.85 acre tract is to be merged with the 20 acre tract of record in Liber 396 Follo 108, which was merged with lot 6 of the Arthur G. and Nellie S. Patton subdivision. These and additional parcels have been consolidated into a 203.16 acre tract now known as parcel 23. Any further modification of this land area shall be in compliance with the county subdivision ordinance.

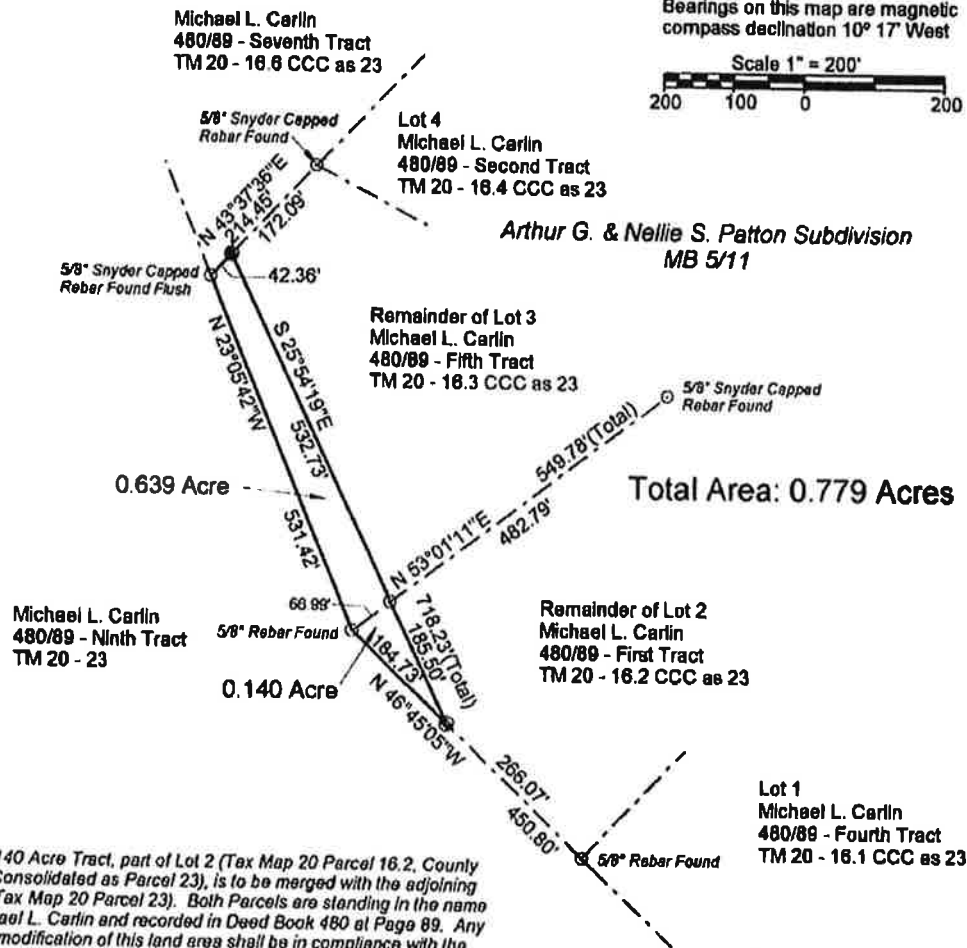


Plat of Survey for
Michael L. Carlin
 Gore District Hampshire County
 West Virginia
 Reference: Deed Book 480 Page 89
 Map Book 5 Page 11
 Tax Map 20 Parcel 23



Bearings on this map are magnetic
 compass declination 10° 17' West

Scale 1" = 200'



The 0.140 Acre Tract, part of Lot 2 (Tax Map 20 Parcel 16.2, County Court Consolidated as Parcel 23), is to be merged with the adjoining Tract (Tax Map 20 Parcel 23). Both Parcels are standing in the name of Michael L. Carlin and recorded in Deed Book 480 at Page 89. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.

The 0.639 Acre Tract, part of Lot 3 (Tax Map 20 Parcel 16.3, County Court Consolidated as Parcel 23), is to be merged with the adjoining Tract (Tax Map 20 Parcel 23). Both Parcels are standing in the name of Michael L. Carlin and recorded in Deed Book 480 at Page 89. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.

Legend

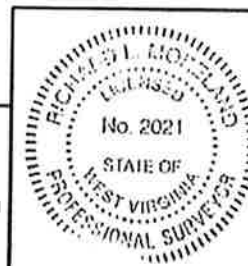
- 5/8" Re-bar with Yellow Plastic Cap Labeled "Moreland PS 2021", Set
- Calculated Point or as Labeled



Subdivision
 DATE 2-13-13
 Hampshire County Planning

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

Richard L. Moreland



Date: June 18, 2012
 Map No.: 12-033-01

Plat of Survey for
Michael L. Carlin et ux
Gore District, Hampshire County, WV
Liber 411, Folio 742 Tax Map 20, Parcel 16.1

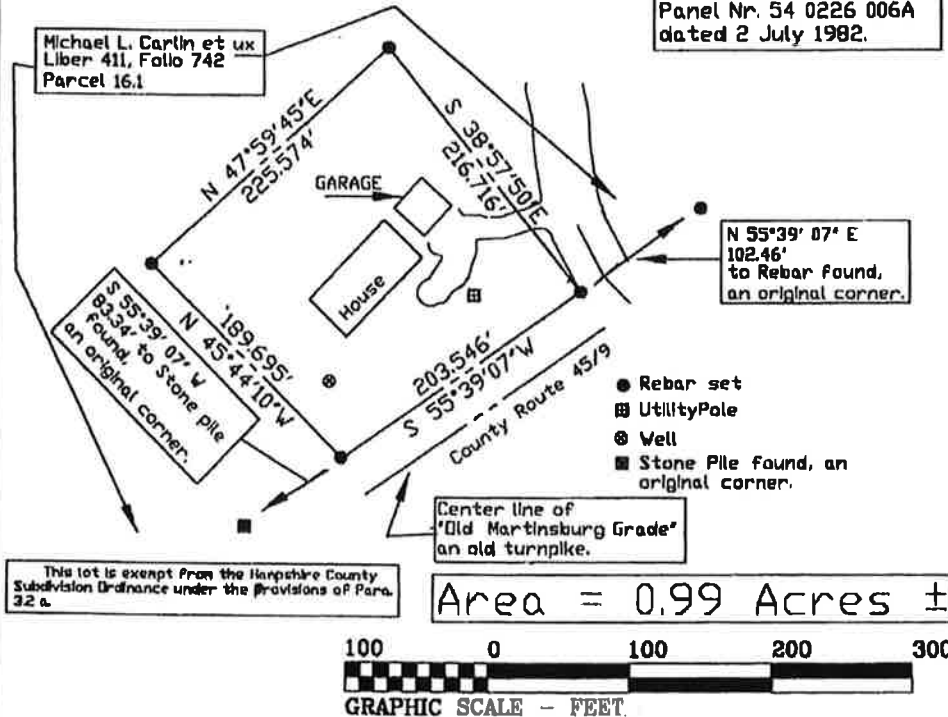
BOOK 412 PAGE 545



Hampshire Meridian
09° 44' West
Romney, WV
Feb. 1984

EXEMPT
From The
Hampshire County Subdivision
ORDINANCE
Date 3-14-02
[Signature]
Hampshire County Planning Commission

Property not in the 100
year Floodplain.
Reference: FEMA Flood
Insurance
Rate Map for Hampshire
County.
Panel Nr. 54 0226 006A
dated 2 July 1982.



K. F. Snyder & Associates
Professional Surveyors

Box 1950 Romney, WV 26757
Date: 15 December 2001 Job Nr. V-60-01
Approved By: *[Signature]*
Tel. 1-304-822-7434 822-5944 FAX
WV Professional Surveyor WV Lic. Nr. 679
MD Property Line Surveyor MD Lic. Nr. 151



KEVIN T. MABIE and
GYONGYVER K. MONTES

TO: DEED

KEVIN T. MABIE

THIS DEED, made this 17th day of
April, 2014, by and between Kevin T.
Mabie and Gyongyver K. Montes,
grantors, parties of the first part,
and Kevin T. Mabie, grantee, party of
the second part,

5

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 Special Warranty of Title, and to be free and clear of all liens and encumbrances, all those eight tracts or parcels of real estate situate in Gore District, Hampshire County, West Virginia, and more particularly described as follows:

FIRST: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as the Remainder of Lot 1 of the Arthur G. and Nellie S. Patton Subdivision, containing 4.09 acres, more or less, being originally described as Lot 1, containing 5.08 acres, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11; LESS AND EXCEPT THEREFROM that certain tract containing 0.99 acre, more or less, which was conveyed to Roger W. Stokes by deed of Michael L. Carlin, et ux, dated March 16, 2002, of record in the aforesaid Clerk's Office in Deed Book 412 at Page 543 and which 0.99 acre tract is more particularly described by plat prepared by Kennis F. Snyder, LLS, of record in said Clerk's Office in Deed Book 412 at Page 545;

SECOND: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as the Remainder of Lot 2 of the Arthur G. and Nellie S. Patton Subdivision, containing

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& MILLESON,
PLLC
ATTORNEYS AT LAW
50 E. MAIN STREET
ROMNEY, WV 20757

4.95 acres, more or less, being originally described as Lot 2, containing 5.09 acres, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11; **LESS AND EXCEPT THEREFROM** that certain tract containing 0.140 acre, more or less, which is being merged with the adjoining tract as shown on the plat and description of survey prepared by Richard L. Moreland, dated June 18, 2012, of record in the aforesaid Clerk's Office in Deed Book 511 at Page 99, et seq., and by this reference made a part hereof as if set out in full;

THIRD: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as the **Remainder of Lot 3 of the Arthur G. and Nellie S. Patton Subdivision**, containing **4.371 acres**, more or less, being originally described as Lot 3, containing 5.01 acres, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11; **LESS AND EXCEPT THEREFROM** that certain tract containing 0.639 acre, more or less, which is being merged with the adjoining tract as shown on the plat and description of survey prepared by Richard L. Moreland, dated June 18, 2012, of record in the aforesaid Clerk's Office in Deed Book 511 at Page 99, et seq., and by this reference made a part hereof as if set out in full;

FOURTH: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as **Lot 4 of the Arthur G. and Nellie S. Patton Subdivision**, containing **5.01 acres**, more or less, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11;

FIFTH: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as **Lot 5 of the Arthur G. and Nellie S. Patton Subdivision**, containing **5.03 acres**, more or less, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11;

SIXTH: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire county, West Virginia, described as the **Merger of Lot 6 of the Arthur G. and Nellie S. Patton Subdivision (5.03 acres)** with a **4.85 acre tract** and a **20.00 acre tract**, for a total of **29.88 acres**, more

or less, as shown on the plat prepared by Kennis F. Snyder, LLS, of record in the aforesaid Clerk's Office in Deed Book 401 at Page 169;

SEVENTH: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as **Lot 7 of the Arthur G. and Nellie S. Patton Subdivision, containing 5.00 acres**, more or less, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11;

EIGHTH: All that certain lot or parcel of real estate, lying and being situate in Gore District, Hampshire County, West Virginia, described and designated as **Lot 8 of the Arthur G. and Nellie S. Patton Subdivision, containing 5.03 acres**, more or less, as shown on the plat of said subdivision prepared by Kennis F. Snyder, LLS, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 5 at Page 11;

And being all the same real estate which was conveyed unto Kevin T. Mabie and Gyongyver K. Montes by deed of Michael L. Carlin, dated February 22, 2013, of record in the aforesaid Clerk's Office in Deed Book No. 511, at Page 228.

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 beginning with the calendar year 2014, 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 \$0.00, with the actual value of the interest in real

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FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
50 E. MAIN STREET
BONNIE, WV 20757

estate herein conveyed being \$175,000.00. The grantors affirm that they are exempt from the tax withholding requirements of WV Code § 11-21 71b, as the property is transferred pursuant to a deed or other instrument that indicates consideration payable for the transfer is zero.

WITNESS the following signatures and seals:

Kevin T. Mabie (SEAL)
Kevin T. Mabie

Gyongyver K. Montes (SEAL)
Gyongyver K. Montes

STATE OF Virginia
COUNTY OF Fairfax, TO WIT:

I, Lisa Ann Schock, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Kevin T. Mabie**, whose name is signed and affixed to the foregoing deed dated the 17th day of April, 2014, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 25th day of April, 2014.

LISA ANN SCHOCK
Notary Public
No. 124696
Commonwealth of Virginia
Commission Expires March 31, 2017

[Signature]
Notary Public

Notary Seal

STATE OF Virginia
COUNTY OF Prince William, TO WIT:

I, Eldina Oukic, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Gyongyver K. Montes**, whose name is signed and affixed to the foregoing deed dated the 21st day

KRATON,
FRAZER,
& MILLERSON,
P.L.L.C.
ATTORNEYS AT LAW
501 MAIN STREET
ROBESY, WV 26077

of April, 2014, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 21st day of April, 2014.



Notary Seal

Eldina Dukic
Notary Public

My Commission expires: 12/31/16

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 Keaton, Frazer & Milleson, 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.

Z:\Janic\DEKUS\M\Mable Lion Montes. 8 parcels. 2014.wpd
Spk.4.17.14

KEATON,
FRAZER,
& MILLESON,
P.L.L.C.
ATTORNEYS AT LAW
50 E. MAIN STREET
ROMNEY, WV 26757

Eric W. Strife
Hampshire County 02:51:35 PM
Instrument No 158094
Date Recorded 05/07/2014
Document Type DEED
Pages Recorded 5
Book-Page 521-812
Recording Fee \$11.00
Transfer Tax \$770.00
H&A351 Tax \$385.00
Additional \$25.00