

DEED OF GIFT

THIS DEED, made this 31st day of December, 2019, by and between **Black Bear Chalet, LLC**, a West Virginia limited liability company, GRANTOR; and **Michael Elwin Weber and Elaine Ann Weber, Trustees of the Michael Elwin Weber and Elaine Ann Weber Revocable Family Trust**, GRANTEE;

WITNESSETH:

THAT, for and in consideration of the sum of ZERO DOLLARS (\$0.00) and other good and valuable consideration, the GRANTOR does hereby grant and convey, in fee simple and with General Warranty unto the said GRANTEE, all that certain lot or parcel of land together with the improvements thereon, and all appurtenances thereunto belonging, lying and being situate in the Bloomery District, Hampshire County, West Virginia, and more particularly described as:

LOT NUMBER THIRTY A (A-30) containing 9.731 acres, of the Eagle Mountain Subdivision, a plat of said Section A of the Eagle Mountain Subdivision being of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 4, at Page 22, to which plat reference is made for a more particular description of the real estate herein conveyed, together with the use of all streets of said subdivision for access.

Map / Parcel: 9 / 0176

AND BEING the same property conveyed to GRANTOR herein by Deed recorded in Book 459 at page 618 in the aforesaid Clerk's Office.

This conveyance is made subject to all public utility easements of record in the aforesaid Clerk's office.

This conveyance is subject to all of the covenants and restrictions of the Eagle Mountain Subdivision, said covenants and restrictions of record in the aforesaid Clerk Office in Deed Book 272, at Page 258.

This Deed was prepared without benefit of a title search.

The GRANTOR grants and conveys unto the GRANTEE a right of way over all streets and roadways as shown upon the plats of Sections A, B and C of the Eagle Mountain Subdivision.

The GRANTOR further grant and convey unto the GRANTEE all of the coal, oil, gas and other minerals and mineral rights within and under the herein described real estate to which the GRANTORS may own. HOWEVER, GRANTORS do not warrant the title to the coal, oil, gas and other minerals and mineral rights within and under the herein described real estate for the reason that previous Dees in the chain of title to some of the real estate comprising the Eagle Mountain Subdivision expressly reserved the mineral rights. Reference is made to that certain lease dated May 12, 1981, of record in the aforesaid Clerk's Office in Deed Book 253, at Page 62.

The GRANTOR covenant that said GRANTOR has the right to convey the aforesaid property; that the GRANTOR has done no act to encumber said property; and that the GRANTOR will execute such further assurances as may be requisite.

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fines and imprisonment as provided by law, the undersigned GRANTOR does hereby declare that this transfer is without consideration; and is therefore exempt from excise tax on the privilege of conveying realty, pursuant to WV Code §11-22-1(4).

WITNESS the following signatures and seals:

**Black Bear Chalet, LLC, a West
Virginia limited liability company**

By: Michael E. Weber, Member
Michael E. Weber, Member

By: Elaine A. Weber, Member
Elaine A. Weber, Member

This Deed was prepared without benefit of a title search.

STATE OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that **Michael E. Weber, Member of Black Bear Chalet, LLC, a West Virginia limited liability company and Elaine A. Weber, Member of Black Bear Chalet, LLC, a West Virginia limited liability company**, whose names are signed to the foregoing document, acknowledged the same before me this 13th day of December, 2019.

Eric V. Zimmerman
Notary Public

My Commission Expires: 11-30-2020



Prepared by and Return to:
Briel PC Attorneys
201 N. George Street, Suite 200
Charles Town, WV 25414

This Deed was prepared without benefit of a title search.

BRIEL PC, ATTORNEYS
Charles Town, WV
Martinsburg, WV
Winchester, VA
Ashburn, VA

Hampshire County
Eric W. Strite, Clerk
Instrument 198283
12/17/2019 @ 01:47:47 PM
DEED
Book 561 @ Page 746
Pages Recorded 3
Recording Cost \$ 26.00