

Tool

Doubt, it's Not Out!

Layers

Reference

Basemaps

Address

Search

▼ e.g., 123 sheet name, city, state, zip

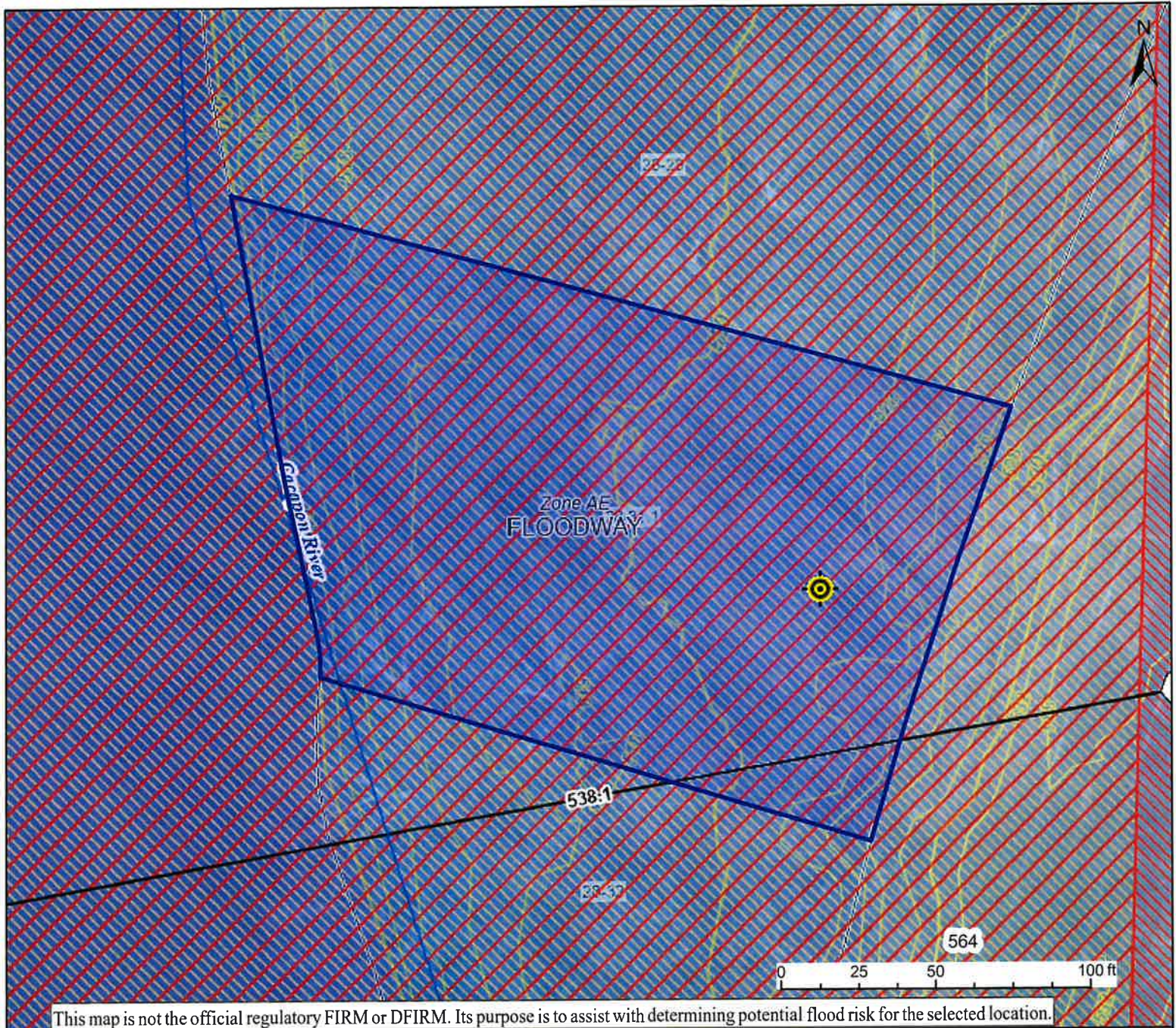






Tools



©WVGIS LLC - On Mixed-Resolution Imagery





H I G H		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)
		Regulatory Floodway in AE Zone
R I S K		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)
		1-Percent-Annual-Chance High Risk Advisory

Download the Full Legend for all flood tool symbols
https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf

Disclaimer:

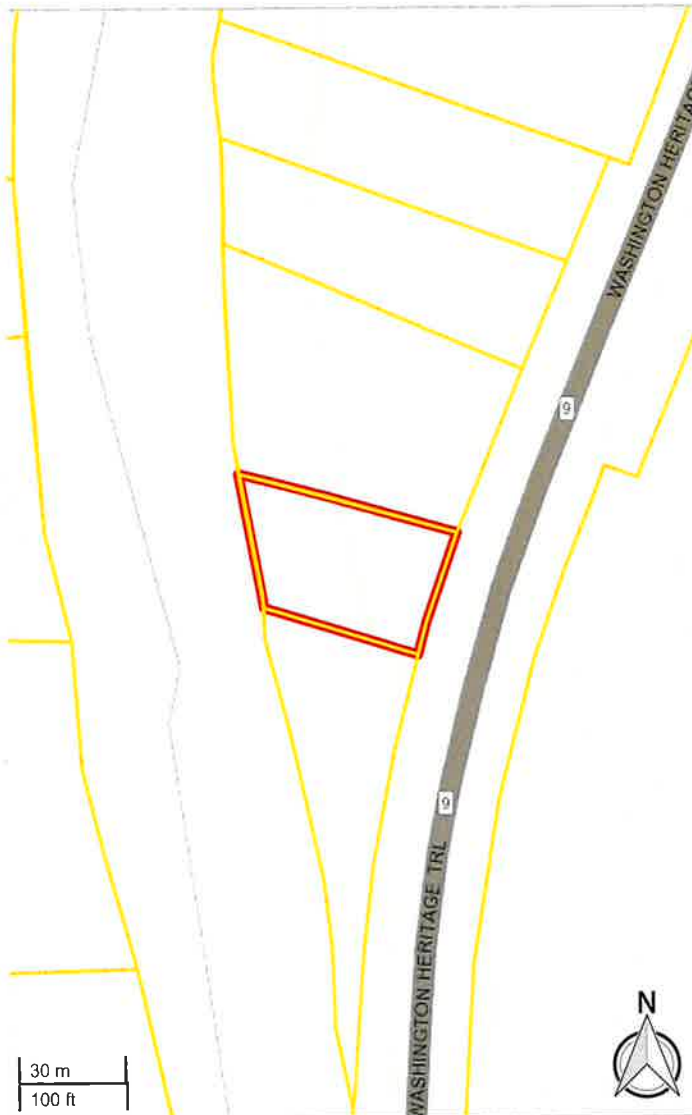
The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (<https://www.mapwv.gov/flood>) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

 Flood Info Location

Map created on 2/26/2025

User Notes

Flood Hazard Area	Location is WITHIN the FEMA 100-year floodplain and floodway.
Flood Zone	AE (Floodway)
Stream	Cacapon River
Watershed (HUC8)	Cacapon-Town (2070003)
Flood Height	538.1 ft (Source: BFE - Non-Restudy) NAVD88
Water Depth	About 16.4 ft (Source: HEC-RAS)
Elevation	521.6 ft (Source: FEMA 2012) (NAVD88)
Community & ID	Morgan County (ID: 540144)
FEMA Map & Date	54065C0140E; Effective Date: 9/25/2009
Location (lat, long)	(39.515074, -78.354785) (WGS84)
Parcel ID	33-04-0028-0031-0001
E-911 Address	13718 CACAPON RD, Great Cacapon, WV, 25422



Morgan County, WV

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Assessor's Office
77 Fairfax Street, Room 103
Berkeley Springs, WV 25411

Date Printed: 2/19/2025

parid:	04 28003100010000
dmp:	4-28-31.1
taxdistrict:	04
taxmap:	28
taxparcel:	31.1
parid_1:	04 28003100010000
nbhd:	4112
own1:	BRENDEL DAVID J
own2:	
careof:	
owneraddr:	71 BRANDYWINE AVE
situsaddr:	13718 CACAPON RD
cityname:	SEVERNA PARK
statecode:	MD
book:	290
page:	351
acres:	.43

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

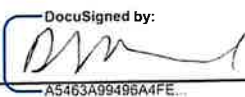
NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: ① Entire Property in Flood zone

② Condition of Water Well UNKNOWN

③ UnDocumented Septic System on Property - Condition UNKNOWN

Owner  Date 2/26/2025

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____

MORGAN COUNTY
Kimberly Nickles, Clerk
Instrument 892149
02/21/2023 @ 03:01:08 PM
DEED
Book 290 @ Page 351
Pages Recorded 2
Recording Cost \$ 52.00
Transfer Tax \$ 143.00
Farm Land Tax \$ 57.20

1892149

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BRENT A. MINGLE

TO: DEED

DAVID J. BRENDDEL

THIS DEED, made this 10th day of February, 2023, by and between Brent A. Mingle, grantor, party of the first part; and David J. Brendel, grantee, party of the second part.

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 party of the first part does, by these presents, grant and convey unto the said party of the second part, with covenants of General Warranty of Title, excepting rights-of-way for public roads and utilities for domestic service, all those two certain parcels of real estate, together with all the rights, rights-of-way, easements, privileges, improvements and appurtenances belonging thereto, containing 4/10 of an acre, more or less, and 1,171.50 square feet, more or less, situate in Cacapon District, Morgan County, West Virginia, and which parcels of real estate are more particularly described by those certain metes and bounds descriptions of record in the Office of the Clerk of the County Commission of Morgan County, West Virginia, in Deed Book 201, at Page 10. A Plat of Survey of said 1,171.50 acre, prepared by Mark O. Shaylor, dated June 21, 1973, and of record in the aforesaid Clerk's Office in Deed Book 86, at Page 662. Said metes and bounds descriptions and Plat of Survey are by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said real estate is depicted on the Morgan County Land Books as District 04, Tax Map 28, Parcel 31.1.

And being the same real estate which was conveyed unto Brent A. Mingle by deed of Cory S. Colassard and Tina L. Colassard, and Barry S. Colassard and Patricia C. Colassard, in their individual capacity and as Trustees for Barry S. Colassard and Patricia C. Colassard Living Trust, dated October 11, 2002, of record in the aforesaid Clerk's Office in Deed Book 201, at Page 10.

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 2023, although same may still be assessed in the name of the grantor.

KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

Returned 02/22/2023

DAVID J. BRENDDEL
71 SANDWINE AVENUE
SEBASTIA, PARK MD 2146-3901

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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.

I 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 \$26,000.00. The grantor further affirms that he is a nonresident of the State of West Virginia, and is therefore subject to the withholding tax on West Virginia source income of nonresidents pursuant to West Virginia Code.

WITNESS the following signature and seal:

 (SEAL)
Brent A. Mingle

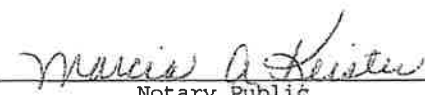
STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A. Keister, a Notary Public in and for the county and state aforesaid, do hereby certify that Brent A. Mingle, whose name is signed and affixed to the foregoing deed, dated the 10th day of February, 2023, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 17th day of February, 2023.




Notary Public

This instrument prepared by W. Joseph Milleson, Jr., Attorney at Law, Keaton, Frazer, Milleson & Dante, PLLC, 56 East Main Street, Romney, West Virginia.

Z:\Janie\DEEDS\B\Brendel from Mingle. 0.4 ac & 1171.50 sq ft.2023.91.wpd
mak/2-10-23

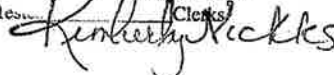
KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

County Clerk's Office
Morgan County, West Virginia

The foregoing
in said office at
at 3:01

FEB 21 2023

this day presented
to record:


Clerk