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MAILED DEC 20 2005

KEENAN SHANHOLTZ  
HC 64 BOX 1300  
ROMNEY, WEST VIRGINIA 26757

RONALD C. KENNEY and DONNA L. KENNEY,  
his wife

TO: DEED

KEENAN SHANHOLTZ

THIS DEED, made and entered into this 28th day of November, 2005, by and between RONALD C. KENNEY and DONNA L. KENNEY, his wife, Grantors and Parties of the First Part, and KEENAN SHANHOLTZ, Grantee and Party of the Second Part.

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 said Grantors and Parties of the First Part, RONALD C. KENNEY and DONNA L. KENNEY, his wife, do, by these presents, grant, sell and convey with COVENANTS OF GENERAL WARRANTY, unto the said Grantee and Party of the Second Part, KEENAN SHANHOLTZ, a one-one hundred fiftieth (1/150) undivided interest in and to the following described lots, tracts or parcels of real estate, more particularly described as follows:

TRACT NO. 1: All that certain lot, tract or parcel of real estate situate, lying and being in Capon District, Hardy County, West Virginia, containing 142 1/2 acres, more or less, fronting on the public highway in North River Gap, and more particularly described by metes and bounds as taken from a plat made by G. H. Sirk, Surveyor, and which is more described in that certain Deed of Conveyance which is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 227, at page 334.

TRACT NOS. 2 and 3: All those two certain lots, tracts or parcels of real estate situate, lying and being in Capon District, Hardy County, West Virginia, approximately 1/2 mile west of the Village of Rio, containing 1.2338 acres, more or less, and 84.1759 acres, more or less, respectively, and which are more particularly bounded and described according to that certain Deed of Conveyance which is of record in the aforesaid Clerk's Office in Deed Book No. 227, at Page 334.

AND BEING the same interest in real estate which was conveyed unto the grantors herein by deed of George M. Haller and Joyce A. Haller, his wife, dated October 25, 1994, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 229, at Page 395.

Deed  
For  
Share  
in  
Hunters  
Ridge

It is understood and agreed between the parties hereto that this conveyance is in gross and not by the acre, notwithstanding the acreage from former legal descriptions, as above, and the parties have neither made nor rely on any warranty or representation as to the actual acreage of said property.

This conveyance is subject to that oil and gas lease to United Producing Company, Inc., a Maryland Corporation, from Alexander Richter and Dorothy V. Richter dated August 20, 1962, and of record in the aforesaid Clerk's Office in Deed Book No. 104, at Page 352.

This conveyance is further subject to all rights of way and utility easements of record, including but not limited to that certain Electric Transmission Line Easement in favor of Monongahela Power & Light Company existing upon the real estate.

This conveyance is further subject to the covenants, restrictions and exceptions more particularly set forth in the Hunter's Ridge Covenants dated December 10, 1987, and the Conservation of Easement attached thereto, made by Patten Corporation Mid-Atlantic, a Delaware Corporation, and which documents are of record in the aforesaid Clerk's Office in Deed Book No. 197, at Page 239.

The undersigned agrees to be bound by the terms and conditions of the Game Management Plan to be recorded in the aforesaid Clerk's Office and to which this conveyance is further subject.

The said Grantors and parties of the first part covenant to warrant generally the title to the real estate hereby conveyed.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights thereunto belonging or in anywise appertaining unto the said KEENAN SHANHOLTZ, 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 OR VALUE**

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby certify that the total consideration paid for the interest in property transferred by the document to which this declaration is appended is \$2,500.00.

WITNESS the following signatures and seals:

Ronald C. Kenney (SEAL)  
RONALD C. KENNEY

Donna L. Kenney (SEAL)  
DONNA L. KENNEY

STATE OF WV

COUNTY OF Mingo, TO WIT:

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2005, by RONALD C. KENNEY and DONNA L. KENNEY, his wife.

My commission expires: 9-12-2011



Lisa S. Wagoner  
NOTARY PUBLIC

This Deed was prepared by:

Joyce E. Stewart, Attorney at Law  
113 Winchester Avenue  
Moorefield, WV 26836  
(304) 538-3090

2005 DEC 13 03:02:03 PM

GREGORY L. ELY  
COUNTY CLERK  
HARDY CO., WV  
BOOK 289 PAGE 486 DOCNO 152323  
Transfer Tax: \$11.00

STATE OF WEST VIRGINIA. Hardy County Commission Clerk's Office December 13, 2005 3:02 PM

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Gregory L. Ely

Clerk

# Hunters Ridge

## Newsletter

Members,

Happy new year members. This year's meeting will be Sunday, March 30, 2025, at 1:00PM at the property. If it is raining, we will meet at the pavilion in Rio. Last year we had 20 members present, let's get these numbers up. All campers have been tagged and stickers updated. The game manager has spoken more about seeding and working the fields. The new area for timber has begun with the company also working on some of the roads. Some damage from the storms this past year took out some power and the well pump were inoperable, most have been fixed and continuing to work on the electricity hook ups to the property, a big thank you to Matt Miller on this.

Ned is retiring and will no longer be the treasurer. All members please thank him for the tremendous job of taking on the role of treasurer. He has been a big part of the success of Hunters Ridge. Jacob Ramsey has offered to fill the position and will hold a vote at this year's meeting. All other board members will remain the same unless another member is interested.

The hunting season of 2024 was a great success building new relationships with new members. The camp is in good shape but will need to be continued to care for with everyone helping to pitch in when they can. The outhouse will continue to be emptied before every hunting season. For those who attend the meeting in person there will be 5 drawings for 100\$ at the end of the meeting.

President

Jami Kennedy

Cell: (301) 992-9234

From the secretary:

Please continue to update your mailing address and phone number. We have a few updates still and some emails are not legible. If anyone has any suggestions for the property to improve upon, please contact a board member. Lastly, thank you to Mike Zook and all the work he has put into this past year, and any other member that has pitched in. This year's workday will be put out during the meeting. There is also a proxy form for those who cannot attend.

Thank You,

Patrick Fogle

(304) 620-4782



**HUNTER'S RIDGE SPORTSMEN'S CLUB, INC.**  
RIO, WEST VIRGINIA



**Greetings and Happy New Year!**

Hope all is well. This year's hunting season went well and a few nice bucks were taken again. We had a good turn out for work detail last May removing trees that were laying all around the campground thanks to Mike Zook bringing in his equipment and a few chain saws. Wood was stacked up in piles for use for campfires. The camp is looking good and all campers are up to par. Our meeting for this year will be held March 17th 2024 at 2:00 on the grounds. We will have important things to discuss along with more trees being removed from a section of our property. We will have a drawing where three people will win \$100 and two will have their dues paid . If the weather is bad we can use the pavilion across from the Rio mall. Remember no ATV riding on the property on the Sunday before the first day.

Remember that dues are due by the end of April. \$70.00 per share Camping fees are \$20.00 per quarter for the first three quarters, \$40.00 for the last quarter and \$100.00 per year.

Hope to see everyone at the meeting and get your dues in!

Pres. Jami Kennedy