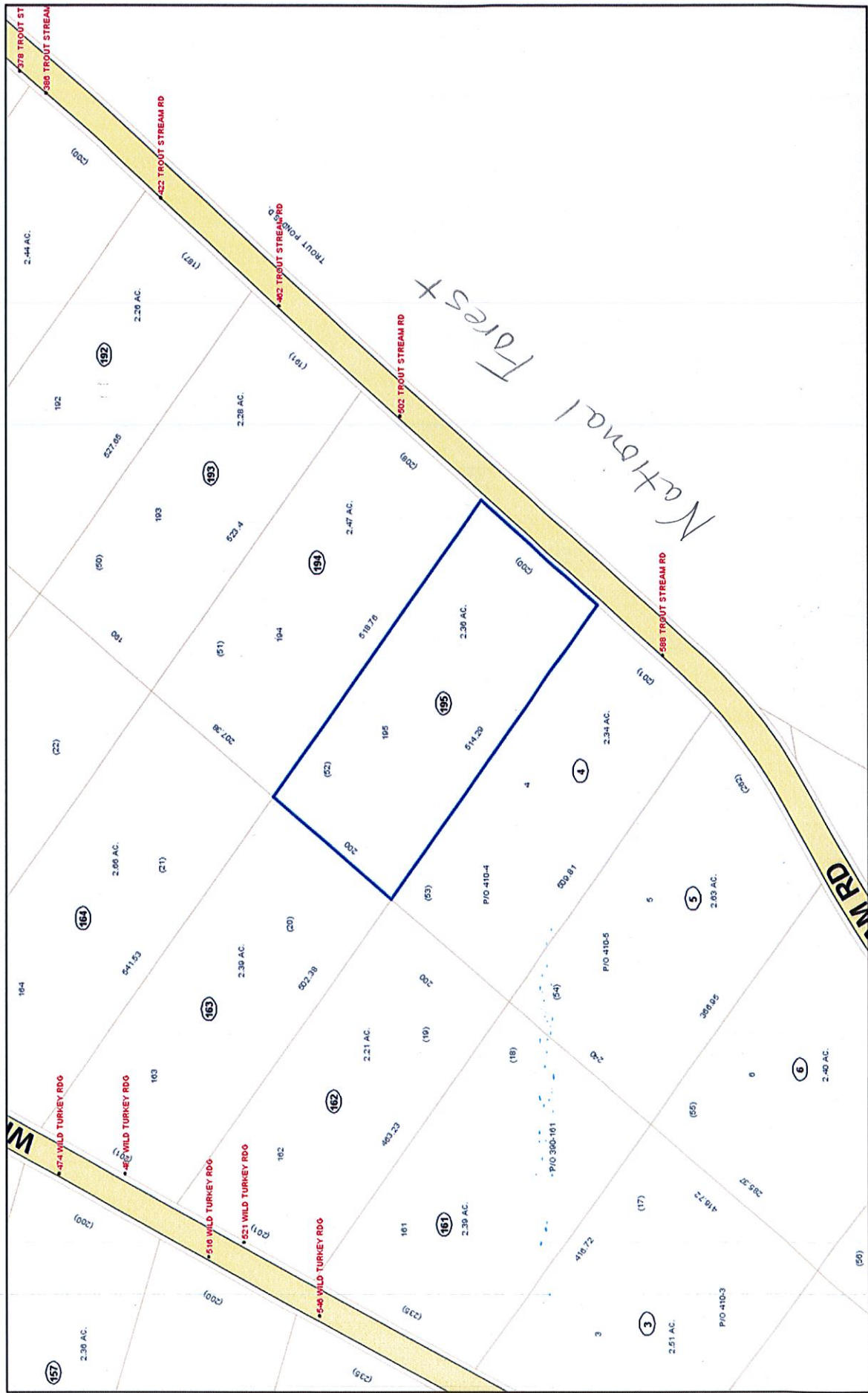




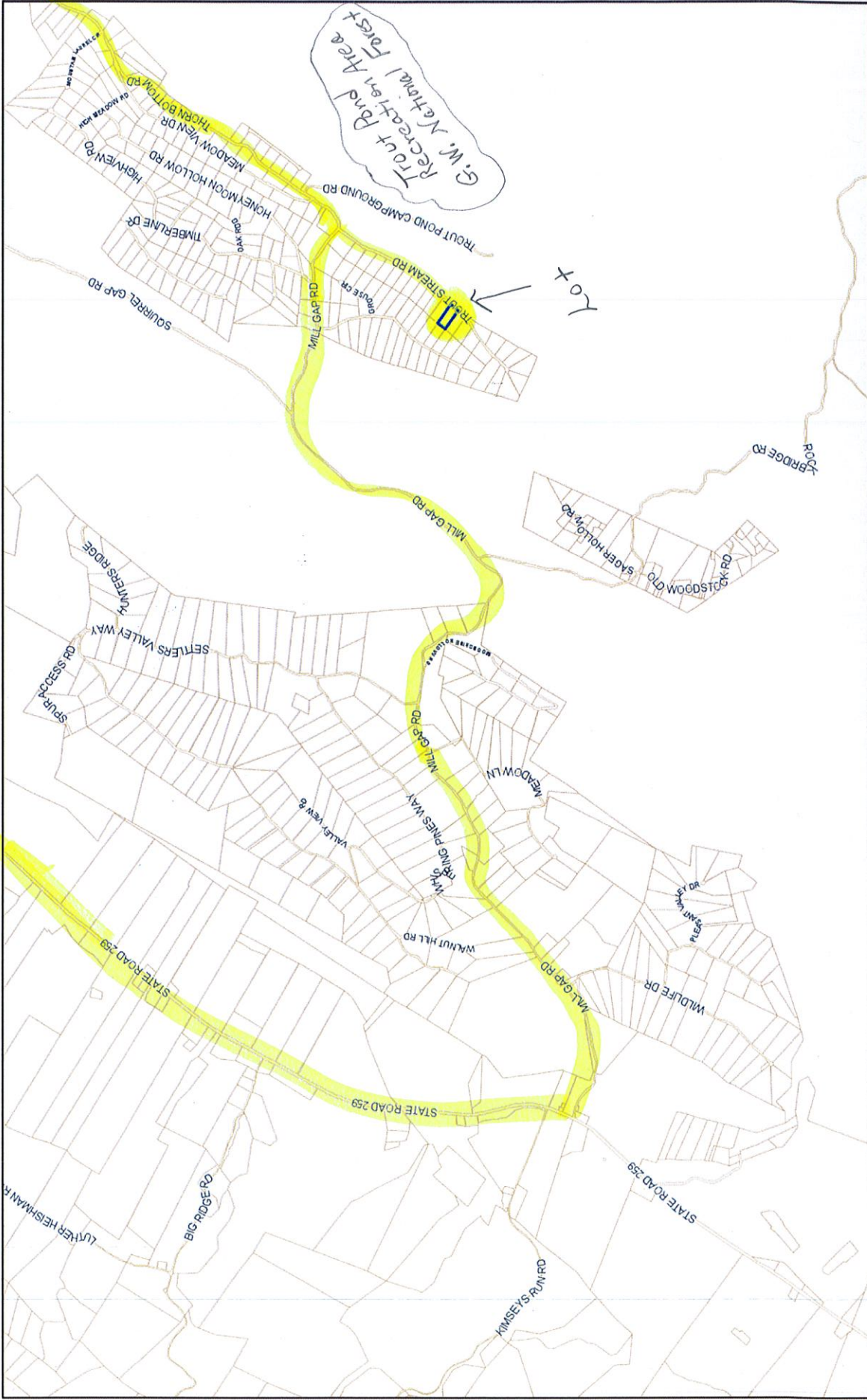
The materials available at this web site are for informational purposes only and do not constitute a legal document.



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To Baker, WV



To Wardsville, WV



DEED

THIS DEED, made and entered into this 17TH day of October, 1991, by and between THE FIRST NATIONAL BANK OF GREENCASTLE, a national banking association, Grantor and party of the first part, and JAMES K. MULLIGAN, JR. and SANDRA A. MULLIGAN, husband and wife, or to the survivor, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, receipt of which is also hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the parties of the second part, or to the survivor, as joint tenants and not as tenants in common, survivorship between said parties of the second part being hereby expressly intended, and upon the death of either of said parties his or her share to go to the survivor, with covenants of general warranty and against all liens and encumbrances the following described parcel of real estate together with all rights, privileges, improvements, rights-of-way and appurtenances thereunto belonging or in anywise appertaining, situate in Lost River District, Hardy County, West Virginia and more particularly described as follows:

"LOT NUMBER FIFTY-TWO C (C-52) (Containing 2.363 acres), of the Trout Pond Subdivision, a plat of said Section C. of the Trout Pond Subdivision being of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Plat Book 3, page 15, 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.

AND BEING that same parcel of real estate as was conveyed to First National Bank of Greencastle from Hoy G. Shingleton, Jr., Trustee, by deed dated September 30, 1991, of record in

the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 215, at page 340.

SUBJECT TO all right-of-ways, public utility easements, oil and gas leases, and covenants and restrictions of record or in existence.

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment, as provided by law, I hereby declare that the total consideration paid for the real estate transferred by this document is \$9,500.00.

WITNESS the following signature and seal:



THE FIRST NATIONAL BANK OF GREENCASTLE

By: Darlene Niswander

Its: VICE PRESIDENT / TRUST OFFICER



STATE OF PENNSYLVANIA,

COUNTY OF FRANKLIN, to-wit:

I, DIANE M. CORDELL, a Notary Public in and for the County and State aforesaid, do hereby certify that DARLENE NISWANDER, VICE PRESIDENT / TRUST OFFICER, of the First National Bank of Greencastle whose name is signed to the writing hereto annexed, bearing date the 17TH day of October, 1991, has acknowledged the same before me in my said County.

Given under my hand this 17TH day of October, 1991.

My Commission Expires:
JUNE 7, 1993

Diane M. Cordell
NOTARY PUBLIC

THIS DOCUMENT PREPARED BY:
Stephen M. Mathias
BOWLES, RICE, MCDAVID, GRAFF & LOVE
P.O. Drawer 1419
Martinsburg, WV 25401

Notarial Seal
Diane M. Cordell, Notary Public
Antrim Twp., Franklin County
My Commission Expires June 7, 1993

Pennsylvania Association of Notaries

STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office November 4, 1991

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

Teste Sue L. Baeteman Clerk.

Tax ID: 1602390019500000000

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: HARDY

Full Tax Record

06-Jun-2016

9:20 pm

Property Address: TROUT STREAM RD. UNKNOWN WV

Legal Subdiv/Neighborhood: TROUT POND

Condo/Coop Project:

Incorporated City: LOST RIVER

Absent Owner: Yes

Owner Name: JAMES K MULLIGAN

Company Owner:

Addtl: SANDRA A

Care of Name:

MAILING ADDRESS: 1085 MEADOWCREST DR, WATERFORD, MI 48327 2937**LEGAL DESCRIPTION: 2.36 AC LOT C-52 SEC C TROUT POND DILLARD**

Mag/Dist #: 2

Lot: C-52

Block/Square:

Election District: 1

Legal Unit #:

Grid:

Tax Map: 1602390019500000000

Section: C

Subdiv Ph:

Addl Parcel Flag/#:

Map: 3900

Map Suffix:

Suffix:

Parcel:

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2015**Total Tax Bill: \$213**

City Tax:

Tax Levy Year: 2015

State/County Tax: \$213

Refuse:

Tax Rate: 1.57

Spec Tax Assmt:

Exempt Class: T

Homestd/Exempt Status: TAXABLE

Front Foot Fee:

Tax Class: 3

Mult. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2015	\$13,560	\$13,560	\$0	
2014	\$13,560	\$13,560	\$0	
2013	\$13,560	\$13,560	\$0	

DEED

Deed Liber: 215

Deed Folio: 645

Transfer DatePriceGrantorGrantee

04-Nov-1991

\$9,500

MULLIGAN, JAMES K JR & SANDRA

PROPERTY DESCRIPTION

Year Built:

Zoning Code:

Census Trct/Blck: /

Irregular Lot:

Square Feet: 102,802

Acreage: 2.36

Land Use Code:

Plat Liber/Folio: /

Property Card:

Property Class:

Quality Grade:

Road Description:

Zoning Desc:

Xfer Devel.Right:

Road Frontage:

Prop Use: RESIDENTIAL VACANT

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units:		Model/Unit Type:	
Total Building Area:			Living Area:	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces: 0	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths:		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer:	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 13-Nov-2015

Courtesy of: Karen Fried

Home: (540) 683-9661

Office: (540) 636-7700

Cell: (540) 683-9661

Email: karenfried@premiermove.com

Company: Coldwell Banker Premier Properties

Office: (540) 636-7700

Fax: (540) 636-7892

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.

