

BOOK 503 PAGE 222

DONALD P. KINYON and
SUSAN F. KINYON, his wife

TO: DEED

GREGGORY H. BRISTOL and
ALEXANDER T. BRISTOL,
his son

THIS DEED, Made this 17th day of
November, 2011, by and between, Donald
P. Kinyon and Susan F. Kinyon his wife,
grantors, parties of the first part, and
Greggory H. Bristol and Alexander T.
Bristol, his son, grantees, parties 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, the said parties of the first part do, by these presents, grant and convey unto the said parties of the second part, as joint tenants with full rights of survivorship as hereinafter enumerated, and with Covenants of General Warranty of Title, all that certain tract or parcel of real estate known and designated as Tract "H" of Orchard Point, containing 20.126 acres, more or less, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas, and appurtenances thereunto belonging, situate in Springfield District of Hampshire County, West Virginia. Tract "H" is more particularly described according to that certain Plat of Survey as prepared by Frank A. Whitacre, Licensed Land Surveyor, dated January 31, 1991, and of record in the aforesaid Clerk's Office in Map Book 7 at Page 134, and also that certain Plat of Survey. Said Plats of Survey are by reference incorporated herein for all pertinent and proper reasons, including a more particular description of the parcel of real estate herein conveyed. Said real estate is depicted on the 2011 Hampshire County Land Books as a portion of Tax Map 13 Parcel 281.

And being a portion of the same real estate conveyed unto Donald P. Kinyon and Susan F. Kinyon, his wife, by deed of Steve K. Holtery and Michelle J. Holtery, his wife, dated June 8, 2005, and which said deed is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 444, at page 769.

The real estate herein conveyed is subject to the express provisions that no mobile homes shall be used as a single family dwelling and there shall be no commercial business associated with this real estate.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Greggory H. Bristol, should predecease his son, Alexander T. Bristol, then the entire fee simple title in and to said real estate shall vest solely in

CARL, KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
58 E. MAIN STREET
RODNEY, WV 26757

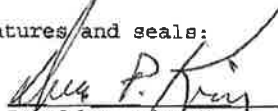
Alexander T. Bristol; and if Alexander T. Bristol, should predecease his father, Gregory H. Bristol, then the entire fee simple title in and to said real estate shall vest solely in Gregory H. Bristol.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2012, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, easements, improvements, timbers, waters, minerals and mineral rights, and any 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 \$50,000.00. The grantors further affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code § 11-21-71b.

WITNESS the following signatures and seals:

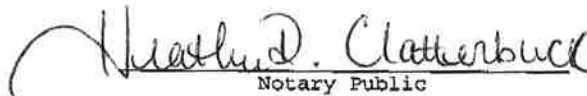
 (SEAL)
Donald P. Kinyon

 (SEAL)
Susan F. Kinyon

STATE OF Virginia
COUNTY OF Warren, TO WIT:

I, Heather D. Clatterbuck, a Notary Public, in and for the county and state aforesaid, do hereby certify that Donald P. Kinyon and Susan F. Kinyon, his wife, whose names are signed and affixed to the foregoing and attached deed, dated the 17th day of November, 2011, have each this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 2nd day of December, 2011.


Notary Public
My commission exp:
04-30-2012

Notary Seal

This instrument was prepared by W. Joseph Milleson, Jr., Attorney at Law, Romney, West Virginia.

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CARL KEATON,
FRAZER,
& MILLESON,
P.L.L.C.
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58 E. MAIN STREET
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