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BOOK 498 PAGE 733

NORMAN D. RECKART and
MARK P. RECKART,
who is one and the same person
as Mark Reckart

TO: DEED

BENJAMIN H. SIPOLA and
ANDREW SCOTT HOLDER

THIS DEED, made this 5th day of
January, 2011, by and between Norman
D. Reckart and Mark P. Reckart, who is
one and the same person as Mark
Reckart, grantors and parties of the
first part, and Benjamin H. Sipola and
Andrew Scott Holder, 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, and other good and valuable consideration
deemed valid in law, 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 tenants in common and not as joint
tenants with full rights of survivorship, and with covenants of General
Warranty of Title, all those two certain tracts or parcels of real
estate, together with any and all improvements, easements and
appurtenances thereunto belonging, described as follows:

FIRST TRACT: All that certain tract or parcel of real estate
containing 78.63 acres, more or less, situate in Gore District
of Hampshire County, West Virginia, which parcel of real
estate is more particularly described by that certain metes
and bounds of record in the Office of the Clerk of the County
Commission of Hampshire County, West Virginia, in Deed Book
No. 437 at Page 271, and also as shown on that certain Plat of
Survey prepared by Larry L. Kitzmiller, Licensed Land
Surveyor, dated August, 1976, and of record in the aforesaid
Clerk's Office in Deed Book No. 218 at Page 798. Said metes
and bounds description and Plat of Survey are by reference
made a part hereof for all pertinent and proper reasons. Said
real estate is depicted on the 2010 Hampshire County Land
Books as being Tax Map 7 Parcel 11.

And being the same real estate that was conveyed unto Norman D.
Reckart and Mark P. Reckart, by deed of Conda Shanholtz and Wilda
Shanholtz, his wife, dated the 18th day of October, 2004, and of record
in the aforesaid Clerk's Office in Deed Book No. 437, at Page 271.

For the consideration aforesaid, the Grantors do also convey all
right, title and interest in and to the existing roadway and right-of-way
leading from Little Capon River Road, West Virginia Route 50/9, through
Quivey's Grove Subdivision (see Deed Book No. 426 at Page 334). Said
roadway and right-of-way are to be used in conjunction with all others
having the right to use the same.

For the consideration aforesaid, the Grantors herein do further
grant and convey unto the grantees, their heirs, successors, and assigns,
a right of way of unspecified width over and upon the existing dirt road
which crosses Lot 7 of Barnes Mill Estates Subdivision, and which enters
upon Lot 7 from the Quivey's Grove Subdivision road, crosses Lot 7, to
the 78.63 acre parcel herein conveyed. The herein conveyed right of way

is for purposes of ingress and egress to the 78.63 acre parcel herein conveyed.

SECOND TRACT: All that certain tract or parcel of real estate, together with any and all rights, rights of way, roads, buildings and improvements, if any, waters, minerals, oil and gas, and appurtenances thereunto belonging or in anywise appertaining, situate in Gore District, Hampshire County, West Virginia, known and designated as Lot No. Seven (7) of Barnes Mill Estates Subdivision, containing 21.475 acres, more or less, as shown on the map or plat of said subdivision of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 8 at Page 120, which plat is 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 2010 Hampshire County Land Books as being Tax Map 7 Parcel 118.

And being the same real estate that was conveyed unto Norman D. Reckart and Mark Reckart, who is one and the same person as Mark P. Reckart, by deed of Ronald L. Pierleonardi and Dorothy E. Pierleonardi, his wife, dated the 1st day of April, 2005, and of record in the aforesaid Clerk's Office in Deed Book No. 442, at Page 183.

Lots No. 1 - 11 of Barnes Mill Estates Subdivision, Section II, are subject to the following covenants, conditions and restrictions, which shall run with the land:

1. No commercial farm or other commercial activities relating thereto, including, but not limited to, livestock, poultry, hogs, chickens, horses, etc., shall be kept, grazed, raised, or otherwise maintained upon any of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.
2. No more than three (3) residential dwellings shall be erected or constructed on any one of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.
3. Only one (1) residential "single wide" mobile home or house trailer shall be placed on any one of the Lots No. 1 - 11 of Barnes Mill Estates, Section II.
4. None of the Lots No. 1 - 11 of Barnes Mill Estates, Section II, shall be divided, subdivided or partitioned in any way.

The real estate taxes shall be prorated between the parties as of the date of the closing for the current tax year, and the grantees agree to assume and be solely responsible for the real estate taxes for calendar year 2011, 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, improvements, easements, timbers, waters, minerals and mineral rights, 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 \$250,000.00. Norman D. Reckart, grantor herein, affirms that he is exempt from the tax withholding requirements of WV Code § 11-21-71b, as he is a resident of the State of West Virginia. Mark P. Reckart, grantor herein, 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 § 11-21-71b.

WITNESS the following signatures and seals:

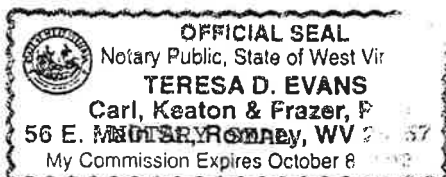
Norman D. Reckart (SEAL)
Norman D. Reckart

Mark P. Reckart (SEAL)
Mark P. Reckart

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Teresa D. Evans, a Notary Public in and for the county and state aforesaid, do hereby certify that **Norman D. Reckart**, whose names are signed and affixed to the foregoing deed dated the 5th day of January, 2011, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 24th day of February, 2011.

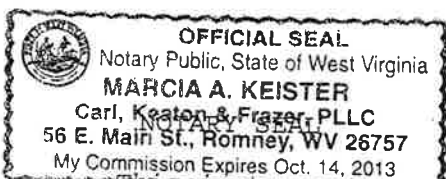


Teresa D. Evans
Notary Public

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 **Mark P. Reckart**, who is one and the same person as Mark Reckart, whose names are signed and affixed to the foregoing deed dated the 5th day of January, 2011, 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 January, 2011.



Marcia A. Keister
Notary Public

This instrument was prepared by W. Joseph Milleson, Jr., Attorney at Law, Carl, Keaton & Frazer, PLLC, 56 E. Main St., Romney, West Virginia 26757.

Z:\Janie\DEEDS\S\Sipola.Benjamin & Holder.Andrew fr Reckart. 73.86 ac & Lot 7 Barnes mak/1-6-11

ERIC W. STRITE
HAMPSHIRE County 09:43:37 AM
Instrument No 131466
Date Recorded 02/28/2011
Document Type DEED
Pages Recorded 3
Book Page 498-733
Recording Fee \$11.00
Transfer Tax \$1,100.00
HB4331 Tax \$550.00
Additional \$25.00

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

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 2/28/11 9:43 AM

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

Teste

Eric W. Strite

Clerk.