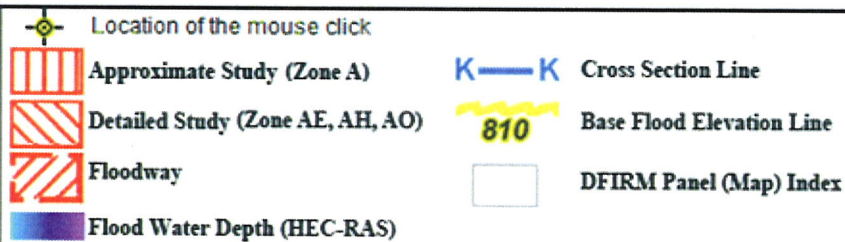


willow properties



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

Map Created on 6/26/2014



User Notes:

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. To obtain more detailed information in areas where Base Flood Elevations have been determined, users are encouraged to consult the latest Flood Profile data contained in the official flood insurance study. These studies are available online at www.msc.fema.gov.

WV Flood Tool is supported by FEMA, WV NFIP Office, and WV GIS Technical Center
(<http://www.MapWV.gov/flood>)

Flood Hazard Area: Selected site is **WITHIN** the FEMA 100-year floodplain.

Flood Zone: AE

Advisory Flood Height: N/A

Water Depth: N/A

Elevation: About 583 feet

Location (long, lat): 78.615249 W, 39.486272 N

Location (UTM 17N): (705090, 4373456)

FEMA Issued Flood Map: 54027C0126C

Contacts: Hampshire County

CRS Information: Hampshire County

Flood Profile: 54027_029

HEC-RAS Model: No Model

Parcel Number:

 CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO. 88582-C-87

PATRICIA A. KIDWILER

THIS DEED, Made this 4th day of

TO: DEED

August, 2006, by and between

WILLOW PROPERTIES, LLC,
A West Virginia Limited
Liability CompanyPatricia A. Kidwiler, grantor, party
of the first part, and Willow
Properties, LLC, a West Virginia
Limited Liability Company, grantee,
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, 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, all that certain tract or parcel of real estate situate, together with all rights, way, easements, waters, and appurtenances thereunto belonging, containing **0.7 of an acre**, more or less, situate and being in Springfield District, Hampshire County, West Virginia, being more particularly shown and described according to that certain plat of survey as prepared by Kennis F. Snyder, of K.F. Snyder & Associates, Licensed Land Surveyors, dated November 24, 1986, which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 295, at page 436, which said plat is incorporated herein, by reference, for all pertinent and proper reasons, including for a more particular metes and bounds description of the real estate conveyed herein.

And being a resurvey of the same real estate conveyed unto Patricia A. Kidwiler, as an original 0.56 of an acre parcel and an original 0.164 of an acre parcel, by deed of Robert R. Zappacosta and Patricia A. Kidwiler, dated September 15, 1989, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 320, at page 459.

And for the aforesaid consideration, there is included in this conveyance all mineral rights owned by the party of the first part, being a one-half undivided interest therein; the remaining one-half undivided interest in said mineral rights was reserved by former owners, Robert C. Rice, et.ux.

And for the aforesaid consideration, the said party of the first part does also grant unto the said party of the second part, an easement of Right of Way for ingress and egress to said lot from the public road, as is more fully described in the aforesaid Deed. It is understood that this easement is not exclusive and that other adjoining lot owners might use said ways or parts thereof as necessary and convenient. And it is also agreed that this Right of Way may be subject to the construction and maintenance of two standard swinging gates across said way, as explained in the aforesaid Deed.

There is also conveyed unto the grantee, its heirs and assigns, an easement of right of way from said lot herein conveyed to the edge of the eddy of the River, around the bend of said River and North of said lot, for the purpose of taking a boat or boats to or from said eddy or for other recreational purposes; said way shall not exceed 10 feet in width and shall follow the present roadway to or near the Eleanor Cooper Lot and thence around the East side of the Cooper lot to the said eddy or said River.

There is expressly excluded from the conveyance of Tract Two all minerals and mineral rights, including gas and oil, with all rights that normally appertain to reservation of mineral rights being previous reserved by the Grantor herein.

And for the aforesaid consideration the said party of the first part does also grant unto the party of the second part, its heirs and assigns, all right, title and interest in and to an easement or right of way for ingress and egress to said lot from the public road, which shall be over the adjoining lands owned by the previous Grantor, Ward A. Malcolm, and as designated shall not exceed 15 feet in width. It is understood that this easement is not exclusive and that the said Ward A. Malcolm, his heirs and assigns, and other adjoining lot owners might use said way or parts thereof as necessary or convenient; and it is also agreed that the said Ward A, Malcolm, his heirs and assigns, may construct and maintain two standard swinging gates across said way if he, or his heirs and assigns, so elect.

Said real estate is conveyed in an "as is" condition, and the Grantor herein makes no warranty as to the septic system, or any of the appliances, fixtures, or the structure situate on said real estate.