

Mailed:
Pat Kidwiler
Rt 3 Box 423
Harpers Ferry WV
9-29-87
295/436

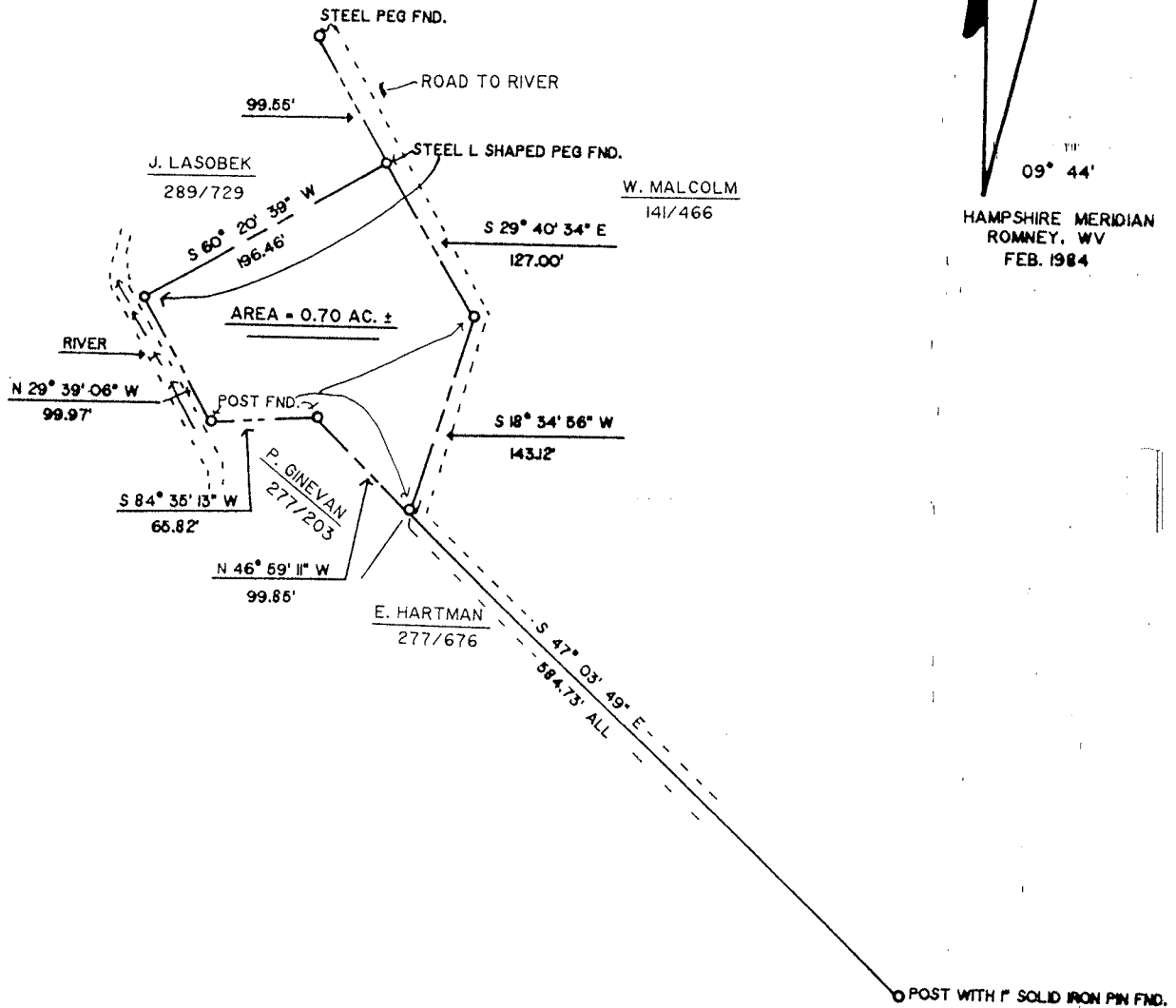
43641
PLAT of SURVEY
FOR
PAT KIDWILER

SPRINGFIELD DISTRICT - HAMPSHIRE COUNTY
WEST VIRGINIA

REFERENCE

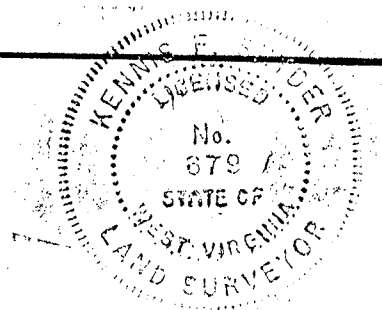
TAX MAP 8 - PARCEL 23 & 24

DEED BOOK 285 - PAGE 775



HAMPSHIRE MERIDIAN
ROMNEY, WV
FEB. 1984

K. F. SNYDER & ASSOCIATES
LICENSED LAND SURVEYORS
ROMNEY, WV 26757 PHONE: 822-5944
CLIENT: P. KIDWILER
PARTY CHIEF: J. CHARLTON
DRAWN BY: G. SNYDER
APPROVED BY: *Kenn F. Snyder*
KENNIS F. SNYDER
DATE: NOV. 24, 1986 - P.L.S. MD 151 - L.L.S. WV 679



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 18th day of September, 1987, at 5:18 P.
this Plat was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.

Attest *Nancy C. Feller* Clerk
County Commission, Hampshire County, W. Va. *sch*

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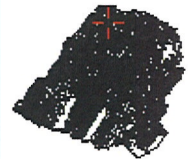
Legend

...

Bounding Box

lower left (-
60.35845,
40.18312)
upper left (-
60.35845,
40.18875)
upper right (-
60.34833,
40.18875)
lower right (-
60.34833,
40.18312)

Reference Map



0 68 136 204 272 ft

0 22 44 66 88 m

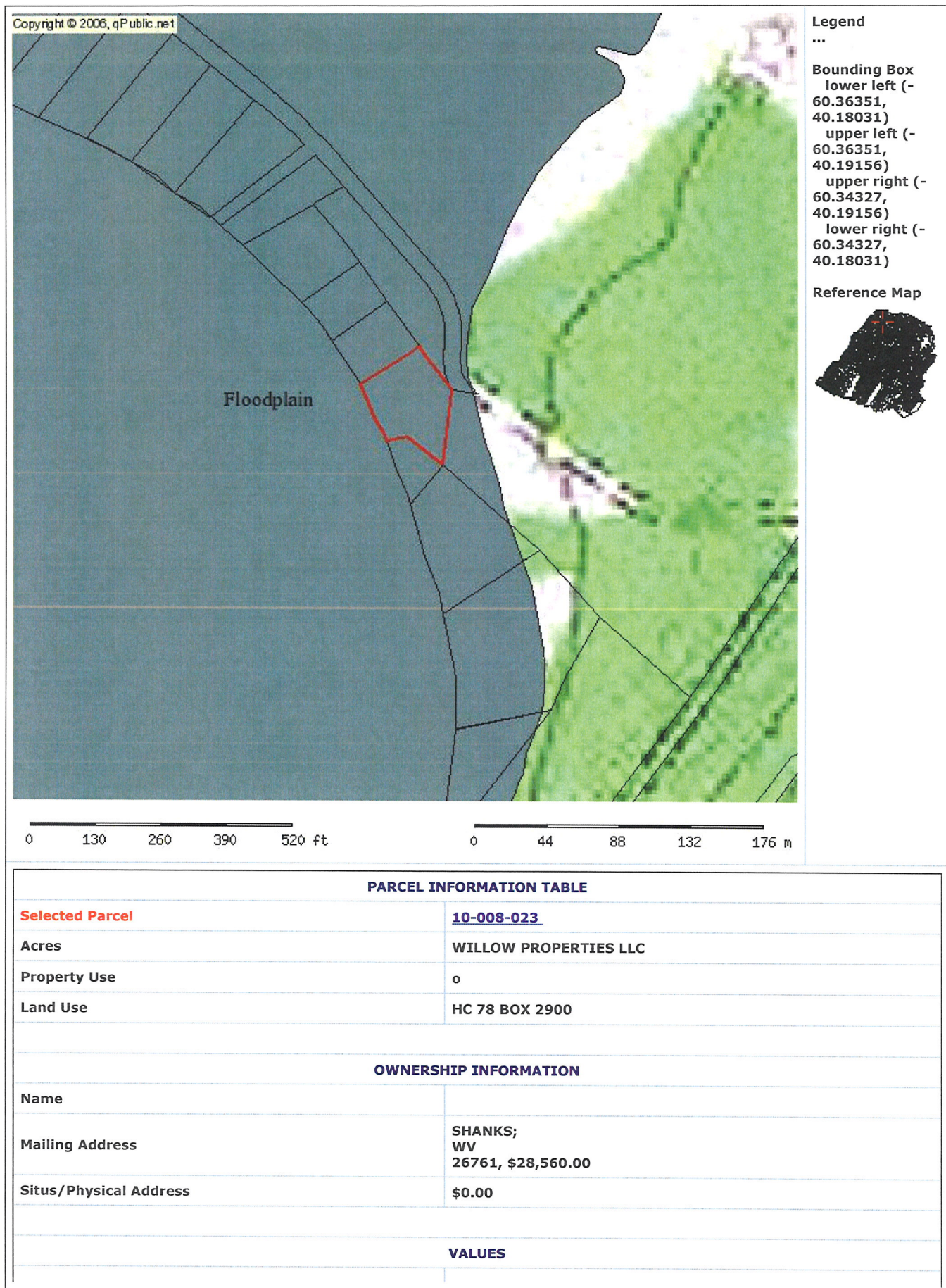
PARCEL INFORMATION TABLE

Selected Parcel	<u>10-008-023</u>
Acres	WILLOW PROPERTIES LLC
Property Use	o
Land Use	HC 78 BOX 2900

OWNERSHIP INFORMATION

Name	
Mailing Address	SHANKS; WV 26761, \$28,560.00
Situs/Physical Address	\$0.00

VALUES



RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

Sellers Name(s): Willow Properties

Property Description: 070 AC Honeywood & Vine

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

Owner [Signature]
Owner [Signature]

Date 1/15/13
Date 1-15-13

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____
Purchaser _____

Date _____
Date _____

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.