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ELLA MAE ANDERSON, WIDOW  
BY HELEN MARGARET CORYELL,  
HER ATTORNEY-IN-FACT

TO DEED

NOBLE THOMAS CLARK &  
MARGARET KATHLEEN CLARK

53653

THIS DEED made and entered into this 10th day of May, 1993, by and between Ella Mae Anderson, widow, by Helen Margaret Coryell, Her Attorney-In-Fact, grantor and party of the first part, and Noble Thomas Clark and Margaret Kathleen Clark, husband and wife, as joint tenants with rights of survivorship, whose address is 9405 Sheridan Street, Seabrook, Maryland, 20706, grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Twenty-Five (\$25.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part, does hereby grant and convey with covenants of general warranty and to be free and clear of all liens and encumbrances unto Noble Thomas Clark and Margaret Kathleen Clark, husband and wife, as joint tenants with rights of survivorship, all those two certain tracts or parcels of real estate, being originally part of the John W. Ward Estate, situate in Capon District of Hampshire County, West Virginia, together with any and all improvements thereon, all easements and appurtenances thereunto belonging, described as follows:

FIRST: All that certain tract or parcel of real estate known and designated as Tract No. Sixteen (16) of GREEN MEADOW ESTATES, together with any and all improvements, easements and appurtenances thereunto belonging, situate in Capon District of Hampshire County, West Virginia, containing 2.190 acres, more or less, as shown and described on a survey made by New Enterprise Land Surveying, Frank A. Whitacre, Licensed Land Surveyor, however, this conveyance is in gross and not by the acre, copy of which plat is attached hereto and made a part hereof for a more particular description of said real estate by metes and bounds and which plat is also recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Map Book No. 2 at page 45.

Tract No. Sixteen (16) of Green Meadow Estates shall be subject to protective covenants and restrictions which are attached hereto and made a part hereof, which covenants are to run with the land.

SECOND: All that certain lot or parcel of real estate containing 0.366 acres, more or less, situate in Capon District of Hampshire County, West Virginia, together with any and all improvements, easements and appurtenances thereunto belonging, which parcel of real estate is more particularly described according to metes and bounds as follows:

"Beginning at a 5/8" Re-Bar in the boundary line of U.S. Route 50, corner to Tract No. 16; thence S. 61 44 34 W. 158.50' to a 5/8" Re-Bar; thence N. 39 48 18 W. 87.34' to a 5/8" Re-Bar, thence N. 54 20 00 E. 170.57' to a 5/8" Re-Bar in the boundary line of U.S. Route 50; thence, with the boundary line of said road, S. 31 53 49 E. 107.79' to the beginning, containing 0.366 acre, more or less."

The real estate herein described and conveyed is a part of the same real estate which was conveyed unto Alexander G. Anderson and Ella Mae Anderson, husband and wife, as joint tenants with rights of survivorship, by Deed of Francis C. Strickland and George Allen Clark and Lake Yvonne Clark, his wife, Earl Haines and Hazel Haines, his wife, by Deed dated the 14th day of October, 1975, of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 213 at page 665, the said Alexander G. Anderson having died testate on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and title to said real estate vested in his widow, Ella Mae Anderson.

The covenants attached hereto and made a part hereof apply to all tracts of Green Meadow Estates including the 2.190 acres herein conveyed. However, the 0.366 acre tract herein conveyed is subject only to the following covenant: NO JUNK CARS OR HOUSE TRAILERS ON THE PROPERTY, EXCEPT FOR VACATIONS OR HUNTING SEASON WHICH WOULD BE A THIRTY (30) DAY PERIOD DURING ANY ONE YEAR.

The taxes upon said real estate for the calendar year 1993 shall be pro-rated as of date of settlement.

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It is the purpose and intention of this deed, and it is hereby accepted by the grantees herein, that this property is conveyed unto them with rights of survivorship, that is, if the said Noble Thomas Clark should die before his wife, Margaret Kathleen Clark, then the entire estate in fee simple shall be and become the sole property of the said Margaret Kathleen Clark, and if the said Margaret Kathleen Clark should die before his wife, Noble Thomas Clark, then the entire estate in fee simple shall be and become the sole property of the said Noble Thomas Clark.

The real estate herein conveyed is sold in an "AS IS" condition, with the exception that the water is to be turned on and the plumbing is to be in working order prior to closing.

The following items of personal property are included in this sale: REFRIGERATOR, RANGE AND DISHWASHER.

Ella Mae Anderson executed a Power of Attorney, dated the 24th day of October, 1988, authorizing her daughter, Helen Margaret Coryell to execute deeds for and in her behalf, which Power of Attorney is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all improvements, easements and appurtenances thereunto belonging unto Noble Thomas Clark and Margaret Kathleen Clark, husband and wife, as joint tenants with rights of survivorship, in fee simple.

WITNESS the following signature and seal:



*Ella Mae Anderson by Helen Coryell*  
ELLA MAE ANDERSON, BY HELEN MARGARET CORYELL,  
HER ATTORNEY-IN-FACT



STATE OF WEST VIRGINIA,

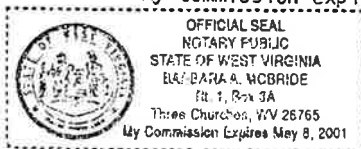
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COUNTY OF HAMPSHIRE, TO WIT:

I, Barbara A. McBride, a Notary Public within and for the county and state aforesaid, do hereby certify that Ella Mae Anderson, by Helen Margaret Coryell, Her Attorney-In-Fact, whose name is signed to the foregoing and annexed writing bearing date of the 10th day of May, 1993, has this day acknowledged the same before me in my said county.

Given under my hand this 15 day of May, 1993.

My Commission expires May 8, 2001.



Barbara A. McBride  
NOTARY PUBLIC

The above deed was prepared without

title examination or report by:

Ralph W. Haines, Attorney at Law

Romney, WV 26757

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned (grantor-s) (grantee-s) do hereby declare the true and actual value of the property transferred by this document to which this declaration is appended to be to the best of my knowledge and belief. \$ 55,000.00

Given under my hand this 15 day of May, 1993.

Walter Clark

( 488

This conveyance is subject to the following protective covenants running with the land for the 2.190 acre tract:

1. Lots shall be used for residential purposes only, and no dwelling shall be less than 1,000 square feet in the first section, and no building shall be erected on said lot except for residential purposes, only for a family garage or storage shed; five acre tracts and up, 600 square feet in cabins, plus barn, garage, shed is permitted.

2. Any building constructed of wood must have at least two coats of paint, varnish, or stain, unless the wood is of self-sealing nature such as redwood or cedar.

3. If a family car garage or storage shed is built, it must conform in general appearance to the dwelling.

4. No house trailers, travel trailers, or motor homes shall be used for permanent habitation or other uses except they may be parked on premises temporarily for weekend use or for vacations and hunting season, for a thirty (30) day period during any one year.

5. No building may be constructed within sixty feet from center of road which it faces nor closer than sixty feet from side of lot.

6. As sale of lots progresses, a landowner's association shall be formed and a committee elected to assess the property owners a small yearly fee for road upkeep. The amount will be based on prevailing cost each year.

7. All buildings and dwellings shall be of substantial building construction. All exterior construction shall be completed within eight (8) months from the date of the beginning of construction. No temporary shacks, trailers or basement shall be used as a residence.

8. All material used for exterior walls of dwellings or buildings shall be of brick, stone, aluminum, masonite, redwood or wood siding. No composition asphalt siding or shingles shall be used.

9. Premises shall be maintained in a neat and orderly manner at all times.

10. There shall be no open discharge of sewage or water. All water and sewage to be disposed of as directed by West Virginia Department of Health.

11. No right of way or easements shall be granted or created upon or across owners acreage except for public utilities.

12. Culverts must be used in all driveways leading from subdivision roads.

13. Garbage and trash disposal shall be the responsibility of the landowner.

14. The grantors reserve the right to establish a real estate office on the parcel of land adjacent to the road way situated adjoining Tract No. 12, plus any other items they may have for sale.

15. All burning of trash and brush shall be in accordance with State Fire Regulations.

16. No junk cars or abandoned vehicles to be parked on property.

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ELLA MAE ANDERSON, WIDOW  
BY HELEN M. CORYELL,  
HER ATTORNEY -IN-FACT

TO DEED

NOBLE THOMAS CLARK &  
MARGARET KATHLEEN CLARK

53906

THIS DEED made and entered into this 7th day  
of June, 1993, by and between Ella Mae  
Anderson, widow, by Helen M. Coryell, Her  
Attorney-In-Fact, grantor and party of the  
first part, and Noble Thomas Clark and  
Margaret Kathleen Clark, husband and wife,

as joint tenants with rights of survivorship, whose address is 9405 Sheridan  
Street, Seabrook, Maryland, 20706, grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Twenty-Five  
(\$25.00) Dollars, cash in hand paid, and other good and valuable consideration,  
the receipt of all of which is hereby acknowledged, the said party of the first  
part does hereby grant and convey with covenants of general warranty and to be  
free and clear of all liens and encumbrances unto Noble Thomas Clark and Margaret  
Kathleen Clark, husband and wife, as joint tenants with rights of survivorship,  
all that certain tract or parcel of real estate, together with any and all  
improvements, easements and appurtenances thereunto belonging, abutting upon  
U.S. Route 50 and upon West Virginia Secondary Road 50/27, situate in Capon  
District of Hampshire County, West Virginia, and being a part of the same real  
estate which was conveyed unto Alexander G. Anderson and Ella Mae Anderson,  
husband and wife, as joint tenants with rights of survivorship, by Deed of  
Francis C. Strickland and George Allen Clark and Lake Yvonne Clark, husband and  
wife, Earl Haines and Hazel Haines, husband and wife, by Deed dated the 14th day  
of October, 1975, of record in the Clerk's Office of the County Commission of  
Hampshire County, West Virginia in Deed Book No. 213 at page 665, the said  
Alexander G. Anderson having died testate on the 10<sup>th</sup> day of October,  
19 88, and title to said real estate vested in his widow, Ella Mae Anderson,  
which parcel of real estate herein conveyed was surveyed by Frank A. Whitacre,  
Licensed Land Surveyor, and is a part of Tract No. Seventeen (17) of Green  
Meadow Estates in Map Book No. 2 at page 45, which lot is more fully described  
as follows:

"Beginning at a 5/8" re-bar set by a white oak stump in the boundary line of W.Va. County Route 50/27; thence N. 25 13 27 E. 968.40' to a 5/8" Re-Bar set by a post in fence corner; thence N. 55 30 17 W. 750.75' to a 8" ash marked found; thence S. 40 10 51 W. 553.37' to a 5/8" re-bar corner to Tract No. 26; thence with the boundary line of Tract No. 26, N. 40 52 00 W. 270.12' to a 5/8" re-bar corner to Tract Nos. 25 and 18, thence with the boundary line of Tract No. 18, N. 23 15 07 E. 1047.26' to a point in the center line of Sycamore Drive; thence with the center line of said road, S. 59 30 34 E. 150.00' to a point, thence S. 57 39 15 E. 80.50' to a 5/8" rebar corner to Tract No. 16; thence with the boundary line of said tract, S. 45 05 45 E. 312.16' to a 5/8" rebar, thence N. 61 05 00 E. 261.31' to a 5/8" re-bar in the boundary line of U.S. Route 50, thence with the boundary line of said road S. 04 46 01 E. 111.43' to a point, thence S. 05 37 58 E. 310.61' to a point, thence S. 08 36 08 E. 73.79' to a point, thence S. 14 08 07 E. 55.03' to a point, thence S. 21 36 50 E. 38.03' to a point; thence S. 26 28 03 E. 39.46' to a point, thence S. 34 17 06 E. 51.89' to a point; thence S. 40 44 29 E. 56.40' to a point, thence S. 09 08 04 W. 269.12' to a 5/8" Re-bar; thence S. 25 13 27" W. 50.00' to a 5/8" Rebar, thence S. 57 36 37 E. 236.32' to a point in the boundary line of West Virginia County No. Route 50/27; thence with the boundary line of said road, S. 32 29 33 W. 299.75' to a point; thence S. 21 50 00 W. 123.44' to a point, thence S. 29 10 33 W. 60.80' to a point; thence S. 38 36 00 W. 52.55' to a point; thence S. 47 53 13 W. 67.56' to a point, thence S. 56 33 00 W. 162.75' to a point; thence S. 65 00 30 W. 54.20' to a point, thence S. 62 57 00 W. 67.47' to a point, thence S. 52 23 40 W. 67.65' to the beginning, containing 21.335 acres, more or less."

LESS, HOWEVER, all that certain tract or parcel of real estate, being a portion of Tract No. Seventeen (17) of Green Meadow Estates, located about 1-1/2 miles east of the Town of Capon Bridge and on the north side of State Route 50/27 in Capon District of Hampshire County, West Virginia, containing 2 acres, more or less, and being all of the same real estate which was conveyed unto Roger E. Lamm and Sherry C. Lamm, husband and wife, by Deed of Alexander G. Anderson and Ella Mae Anderson, husband and wife, by Deed dated the 2nd day of May, 1986, which Deed is duly recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 284 at page 204, in which Deed said real estate is more particularly described according to metes and bounds as follows:

"Beginning at a 1/2" rebar on the north side of State Route 50/27 and a corner with John T. Bell (Deed Book 152, Page 405), thence with the line of aforesaid Bell, N. 25 14 04 E. 622.39' to a steel peg in Bell line, thence S. 57 29 33 E. 260' to a point in a 30' right of way, State Route 50/27 which point is also located S. 32 30 33 W. 299.75' from original corner, thence S. 21 51 04 W. 123.44' thence S. 29



11 33 W. 60.80', thence S. 38 37 04 W. 52.55 feet, thence S. 47 54 17 W. 67.56', thence S. 56 34 04 W. 162.75', thence S. 65 01 34 W. 54.20', thence S. 62 58 04 W. 67.47', thence, S. 52 21 05 W. 67.35' to the beginning, containing 2 acres, more or less."

LESS, HOWEVER, all that certain tract or parcel of real estate, situate in Capon District of Hampshire County, West Virginia, lying along the west side of Route 50/27 about 300 feet South of U.S. Route 50 in Capon District of Hampshire County, West Virginia, containing 1.730 acres, more or less, and being a portion of Tract No. Seventeen (17) of Green Meadow Estates, which parcel of real estate was recently surveyed by Frank A. Whitacre, Licensed Land Surveyor, and is more particularly described according to metes and bounds as follows:

"Beginning at a 5/8" Whitacre Capped Re-Bar along the west R/W of Route 50/27, corner to Roger Lamm, and leaving the road and running thence with Lamm, N. 57 01 43 W. 228.61' to a 5/8" Whitacre Capped Re-Bar, corner to Lamm set in the line of John Bell, thence with Bell, N. 25 13 27 E. 346.01' to a 5/8" Whitacre Capped Re-Bar, corner to Bell, thence with a new line of division through the land of Ella Mae Anderson, S. 64 45 36 E. 29.97' to a 5/8" Whitacre Capped Re-Bar, corner to Marshall Dehaven, thence with DeHaven, S. 25 13 27 W. 50.00' to a 5/8" Whitacre Capped Re-Bar, S. 57 36 37 E. 236.32' to a 5/8" Whitacre Capped Re-Bar, set along the West R/W of Route 50/27, thence with said road, S. 32 29 33 W. 299.75' to the beginning, containing 1.730 acres, more or less."

The real estate herein conveyed contains 17.60 acres, more or less, and it is the express intention of the grantor herein to convey all of the remaining portion of Tract No. Seventeen (17) of Green Meadow Estates unto the Grantees herein.

This parcel of real estate is subject to the location of Sycamore Drive, being an established roadway leading from U.S. Route 50 with the lot herein conveyed extending to the center line of said roadway as shown on the plat of survey as recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Map Book No. 2 at page 45.

The real estate herein conveyed shall be subject to the following protective covenant: NO JUNK CARS OR HOUSE TRAILERS ON PROPERTY EXCEPT FOR VACATIONS OR HUNTING SEASON WHICH WOULD BE A THIRTY (30) DAY PERIOD DURING ANY ONE YEAR.

This restriction contained herein shall be a restriction running with



the land and is for the benefit of all persons who now own or who may hereafter own the property. All property owners are specifically given the right to enforce these restrictions.

The taxes upon said real estate for the calendar year 1993 shall be pro-rated as of date of settlement.

It is the purpose and intention of this deed, and it is hereby accepted by the grantees herein, that this property is conveyed unto them with rights of survivorship, that is, if the said Noble Thomas Clark should die before his wife, Margaret Kathleen Clark, then the entire estate in fee simple shall be and become the sole property of the said Margaret Kathleen Clark, and if the said Margaret Kathleen Clark should die before her husband, Noble Thomas Clark, then the entire estate in fee simple shall be and become the sole property of the said Noble Thomas Clark.

Ella Mae Anderson executed a Power of Attorney, dated the 24th day of October, 1988, authorizing her daughter, Helen Margaret Coryell to execute deeds for and in her behalf, which Power of Attorney is duly recorded in the Clerk's Office of the County Commission of Hampshire County, West Virginia in General Record Book No. 11 at page 781.

TO HAVE AND TO HOLD the real estate herein conveyed, together with any and all improvements, easements and appurtenances thereunto belonging unto Noble Thomas Clark and Margaret Kathleen Clark, husband and wife, as joint tenants with rights of survivorship, in fee simple.

WITNESS the following signature and seal:



*Ella Mae Anderson*  
*by Helen M. Coryell P.O.A.* (SEAL)  
 ELLA MAE ANDERSON, BY HELEN MARGARET CORYELL, HER ATTORNEY-IN-FACT



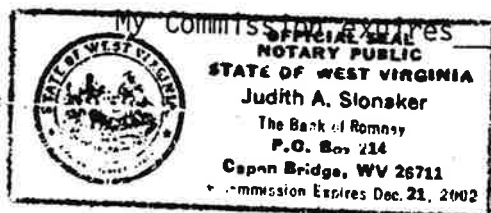
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STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Judith A. Slonaker, a Notary Public within and for the county and state aforesaid, do hereby certify that Ella Mae Anderson, by Helen M. Coryell, Her Attorney-In-Fact, whose name is signed to the foregoing and annexed writing bearing date of the 7th day of June, 1993, has this day acknowledged the same before me in my said county.

Given under my hand this 30th day of June, 1993.



Judith A. Slonaker  
NOTARY PUBLIC

The above deed was prepared without title examination or report by:

Ralph W. Haines, Attorney at Law  
Romney, WV 26757

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned (grantor-s) (grantee-s) do hereby declare the true and actual value of the property transferred by this document to which this declaration is appended to be to the best of my knowledge and belief. \$ 40,000.00.

Given under my hand this 30th day of June, 1993.

Noble Thomas Clark

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

Be it remembered that on the 6th day of July, 1993, at 1:37 P. M., this Deed 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.