

Mailed: 5-14-76
Joseph C. Musser
4026 Poplar Street
Fairfax, Va. 22030

BOOK 141 PAGE 710

ALLEAN D. COMBS ET UX

TO

JOSEPH C. MUSSER

A parcel of land in Capon District, Hardy County, West Virginia, on the waters of Lost River, about three miles northeast of Baker, more particularly described as follows:

"Beginning at a steel pipe set at corner of fence at post on the east side of entrance to field and on the north side of drain and main road to same, thence N. 86° 15' W. 33 feet crossing the entrance to a steel pipe set at post, corner of fence; thence N. 50° 30' W. 150 feet to a Locust tree marked for corner on north bank of drain; thence N. 34° W. 165 feet to a Locust tree marked for corner at corner of fence; thence leaving field and fence N. 62° 30' W. 1008½ feet cutting through the woods to a White Oak marked for corner, a Black Oak marked as witness, in an original line with the Dayton Heishman tract;

thence following his lines N. 35° 30' E. 218½ feet to a mound of stones piled around a planted stone called for, but said stone had fallen down;

thence S. 82° E. 1142 feet with fence and Heishman's line to a steel pipe set in said line where a fence separating field and woodland joins this line;

thence S. 34° 30' W. 261 feet leaving original line and following along fence to a steel pipe set at north west corner of field;

thence S. 50° E. 259 feet running on the southeast side of some Walnut trees to a steel pipe set on the southeast side of last Walnut tree in row;

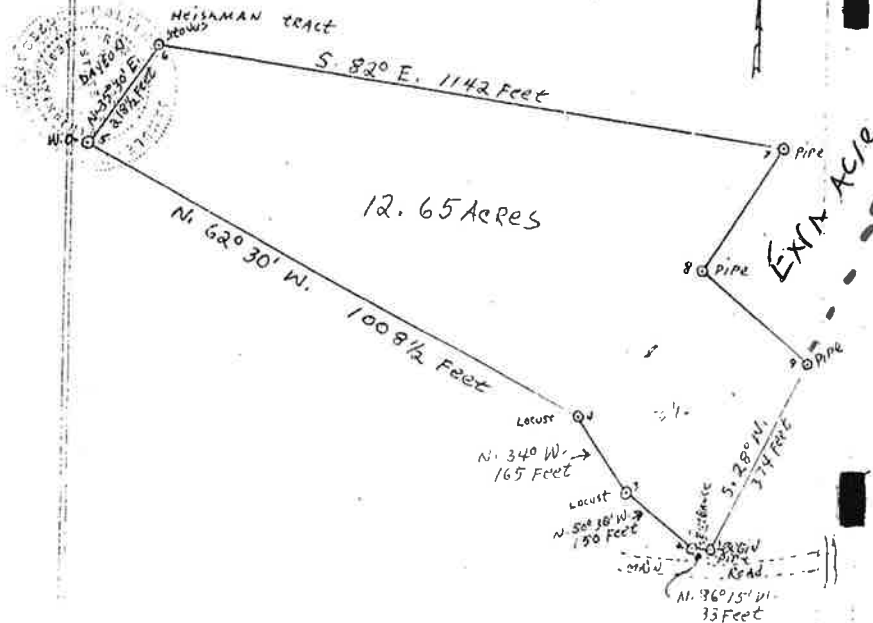
thence S. 28° W. 374 feet cutting through the lower part of field to the beginning, containing 12.65 acres more or less as surveyed by Dwight W. Bowman in July 1975 and as shown on a plat attached hereto and made a part of this description."

Being part of land conveyed by deed by H. D. Reed and Miranda F. Reed, his wife, to Allean Combs by deed dated the 26th day of June 1941, recorded in the office of the Clerk of Hardy County in Deed Book No. 74 at page 472.

By Dwight W. Bowman
Mathias, West Virginia

Scale: one inch equal 200 feet.

Magnetic North



STATE OF WEST VIRGINIA, Hardy County Commission Clerk's Office April 26, 1976

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

Teste: Joe R. Shetlerman Clerk.



DWANE J. MUSSER
and
VICTORIA M. CROFUTT,
Heirs of Joseph C. Musser

TO: DEED

BRIAN C. MANGER,
and
SHARI L. MANGER,
his wife

THIS DEED, made this 25th day of June,
2012, by and between Dwane J. Musser and
Victoria M. Crofutt, Heirs of Joseph C.
Musser, grantors, parties of the first
part, and Brian C. Manger and Shari L.
Manger, his wife, 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, and
other good and valuable consideration deemed valid at law, 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 rights of survivorship
as hereinafter enumerated, and with covenants of General Warranty of Title,
together with all rights, improvements, privileges, rights of way and
appurtenances thereunto belonging or in anywise appertaining, all those two
certain tracts or parcels of land, situate in Capon District, Hardy County,
West Virginia, and more particularly bounded and described as follows:

FIRST PARCEL: All that certain tract or parcel of land containing
12.65 acres, more or less, together with the improvements thereon and all
rights, rights of ways, easements, and appurtenances thereunto belonging,
lying and situate in the "Arkansaw area" about three miles Northeast of
Baker, situate in Capon District, Hardy County, West Virginia, and more
particularly bounded and described by that certain metes and bounds
description of record in the deed of conveyance from Allean D. Combs and
Daisy E. Combs, his wife, unto Joseph C. Musser, dated April 12, 1976, and
of record in the Office of the Clerk of the County Commission of Hardy
County, West Virginia, in Deed Book 141 at Pages 708 and 710. A Plat of
Survey of said 12.65 acre parcel, prepared by Dwight W. Bowman, dated July
1975, is of record in the aforesaid Clerk's Office in Deed Book 141 at Page
710. Said metes and bounds description and Plat is by reference made a
part hereof for all pertinent and proper reasons.

SECOND PARCEL: All that certain lot or parcel of land containing 1
acre, more or less, lying and situate in the "Arkansas Area" about three
miles Northeast of Baker, in Capon District, West Virginia. The tract of
land being conveyed by this deed is a tract of 1 acre, more or less, lying
and situate Northeast and adjoining the tract of 12.65 acres.

Said real estate has been court consolidated and is depicted on the
2011 Hardy County Land Books as Tax Map 290 Parcel 20.5.

Said first parcel is the same real estate which was conveyed unto

Joseph C. Musser by deed of Allean D. Combs and Daisy E. Combs, his wife, dated April 12, 1976, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 141 at Page 708. Said second parcel is the same real estate which was conveyed unto Joseph C. Musser by deed of Allean D. Combs and Daisy E. Combs, his wife, dated August 23, 1978, and of record in the aforesaid Clerk's Office in Deed Book 152 at Page 29. And further being the same real estate in which Joseph C. Musser devised unto his two children, Dwane J. Musser and Victoria M. Crofutt, the grantors herein, by Will dated June 4, 1976, probated July 29, 2004, and recorded in the aforesaid Clerk's Office in Will Book 28 at Page 399, upon his death on June 6, 2004.

The following paragraph appears in the deed of conveyance, regarding the 12.65 acre parcel, from Allean D. Combs and Daisy E. Combs, his wife, unto Joseph C. Musser, dated April 12, 1976, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 141 at Page 708: "The Grantors do also convey unto the Grantee, a right of way from the paved County Road across property along the present existing road to the entrance of property conveyed by this deed."

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Brian C. Manger predecease his wife, Shari L. Manger, then the entire full, fee simple title in and to said real estate shall vest solely in Shari L. Manger; and should Shari L. Manger predecease her husband, Brian C. Manger, then the entire full, fee simple title in and to said real estate shall vest solely in Brian C. Manger.

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.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in a formation of a new tract of land not previously on record.

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 \$55,000.00. The grantors further affirm that they are nonresidents of the State of West Virginia, and are therefore subject to

CARL KEATON,
FRAZER,
& MILLERSON,
PLLC
ATTORNEYS AT LAW
30 E. MAIN STREET
HOMER, WV 26077