



"THE Authority for Real Estate in Almost Heaven, West Virginia!"

Keenan Shanholtz, Broker
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2486 Round Bottom Lane
Fort Ashby WV 26719

Survey & Right-of-Way Explanations

The property is being conveyed in gross and not by the acre. The deed calls for the property to be 200 acres more or less, however the plat from 1966 cannot be found. The Mineral County Assessors tax map is incorrect and at least on the northwestern boundary does not include a sizable portion of this property, based on the adjoining owners recorded survey. If you run an area around the current tax map, the acreage total is approximately 198 acres based on the assessor's map which is incorrect. It appears that there could be significantly more than 200 acres, however the only way to prove this, would be to have it surveyed. The current owner had a forester generate a drawing based on the deed calls, which appears to be more accurate than the tax map. All the attachments are included for review. Once again the property is being conveyed in gross and not by the acre. Which means after you purchase the property and you have it surveyed, if you end up with 220 acres, then congratulations, you got 20 acres for free. If you end up with 190 acres, sorry you paid for 200 and only got 190.

The real access to this property is via Round Bottom Lane, which is actually a county road, however the county only maintains the road upon request and it is rare that any of the owners request that the road be maintained, as to deter Looky-lou's and trespassers. Round Bottom Lane turns off of Broad Hollow Road, which is the nearest maintained county road on that side and it's approximately 2.5 miles back Round Bottom Lane to the property. This road is passable but you need a 4WD. The owner does not use this access; instead they come off of Dan's Run Road along the railroad tracks for 1.2 miles, via the B & O Railroad right-of-way. This is not a deeded right-of-way, however the owner has used this access since he purchased the property in 2006 and B & O allowed him to put up a gate at the intersection of Dan's Run Road and the B & O right-of-way. B & O along with other property owners who use that access have a key.

Seller Date

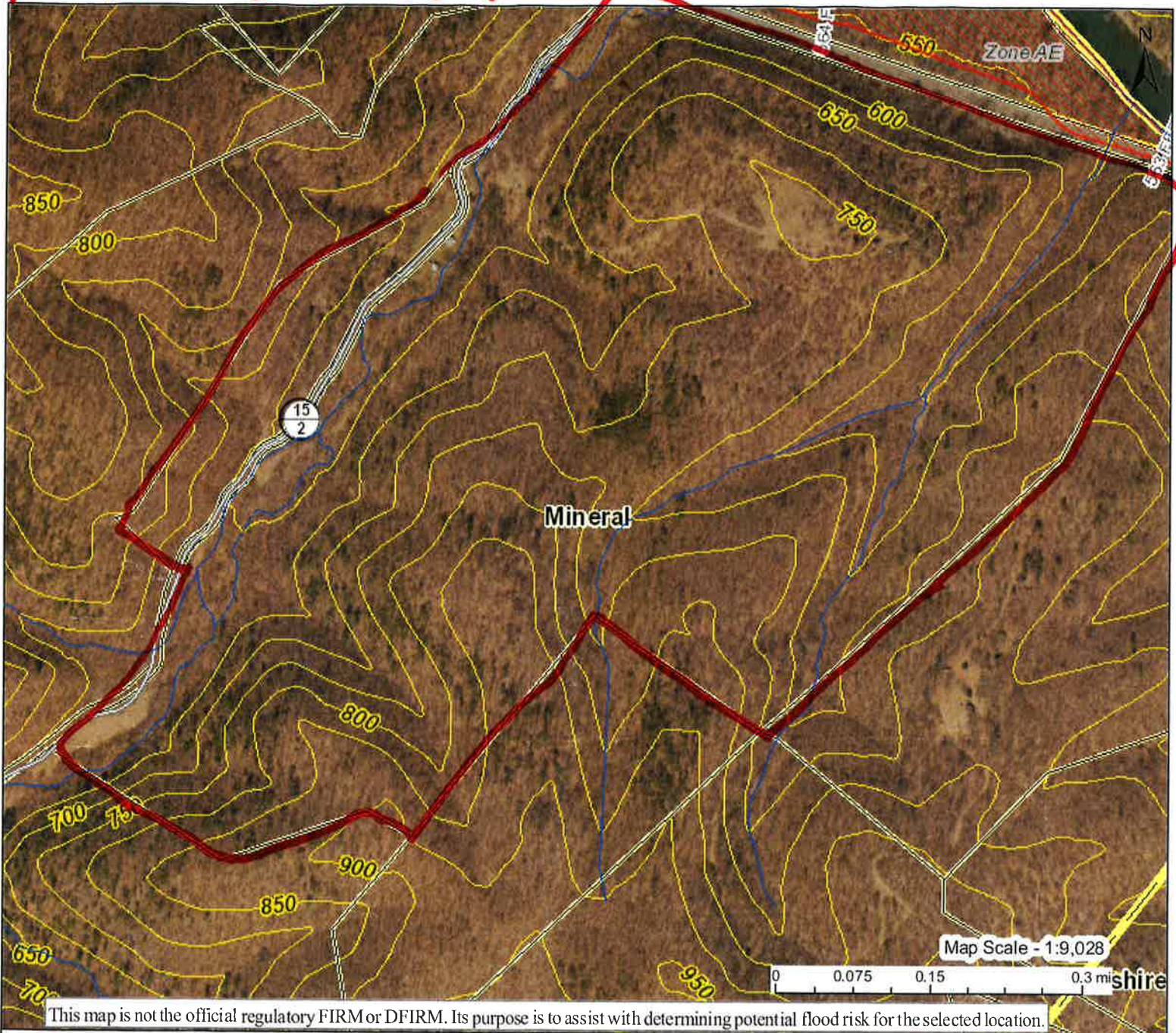
Buyer Date






Seller Date

Buyer Date

Seller Date

TAX MAP - IN COLLECT finn



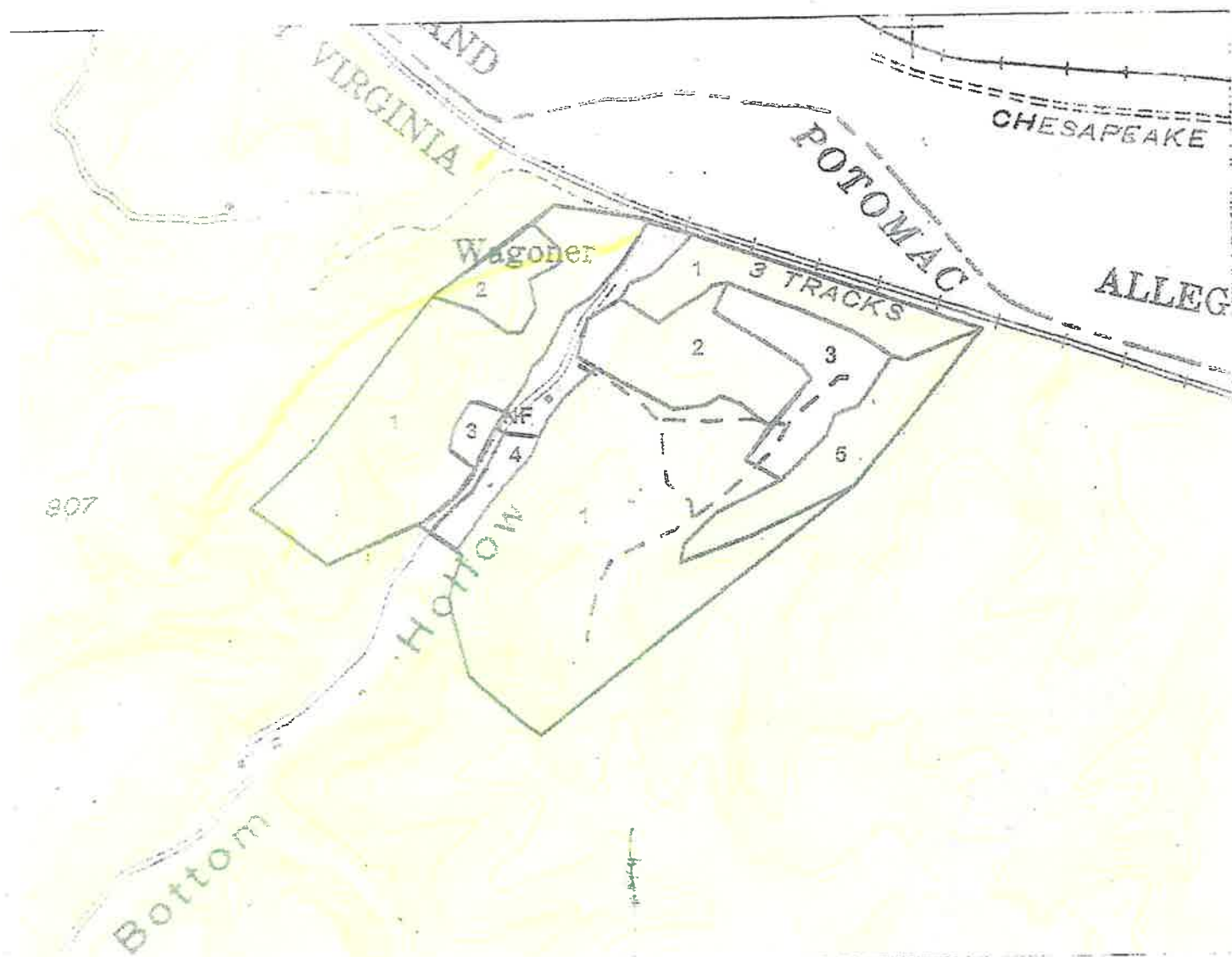
H I G H R I S K		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)
		Regulatory Floodway in AE Zone
		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)
		1-Percent-Annual-Chance High Risk Advisory
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf		
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. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.mapwv.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.		
 Flood Info Location		Map created on 6/9/2021
User Notes		
Flood Hazard Area	Location is WITHIN the FEMA 100-year floodplain. Advisory Flood Heights available.	
Flood Zone	A (Advisory Flood Heights available)	
Stream	Cacapon River	
Watershed (HUC8)	Cacapon-Town (2070003)	
Flood Height	Flood Height 4 About 894.8 ft (Source: AFH) NAVD88	
Water Depth	About 15.3 ft (Source: HEC-RAS)	
Elevation	879.7 ft (Source: FEMA 2016-17) (NAVD88)	
Community & ID	Hampshire County (ID: 540226)	
FEMA Map & Date	54027C0445C; Effective Date: 11/7/2002	
Location (lat, long)	(39.161329, -78.531198) (WGS84)	
Parcel ID	14-02-0024-0012-0000	
E-911 Address	10035 CARPERS PIKE, High View, WV, 26865	



197.8 Acres

THIS IS
THE
CALCULATED
AREA
VIA THE
TAX MAP
TAX MAP
IS
NOT COLLECT

MAP PREPARED BY FORESTER FOR OWNER
 BASED OFF OF DEER CALLS IN METERS
 AND BOUND DESCRIPTION IN DEED



STAND NO.

SYMBOL

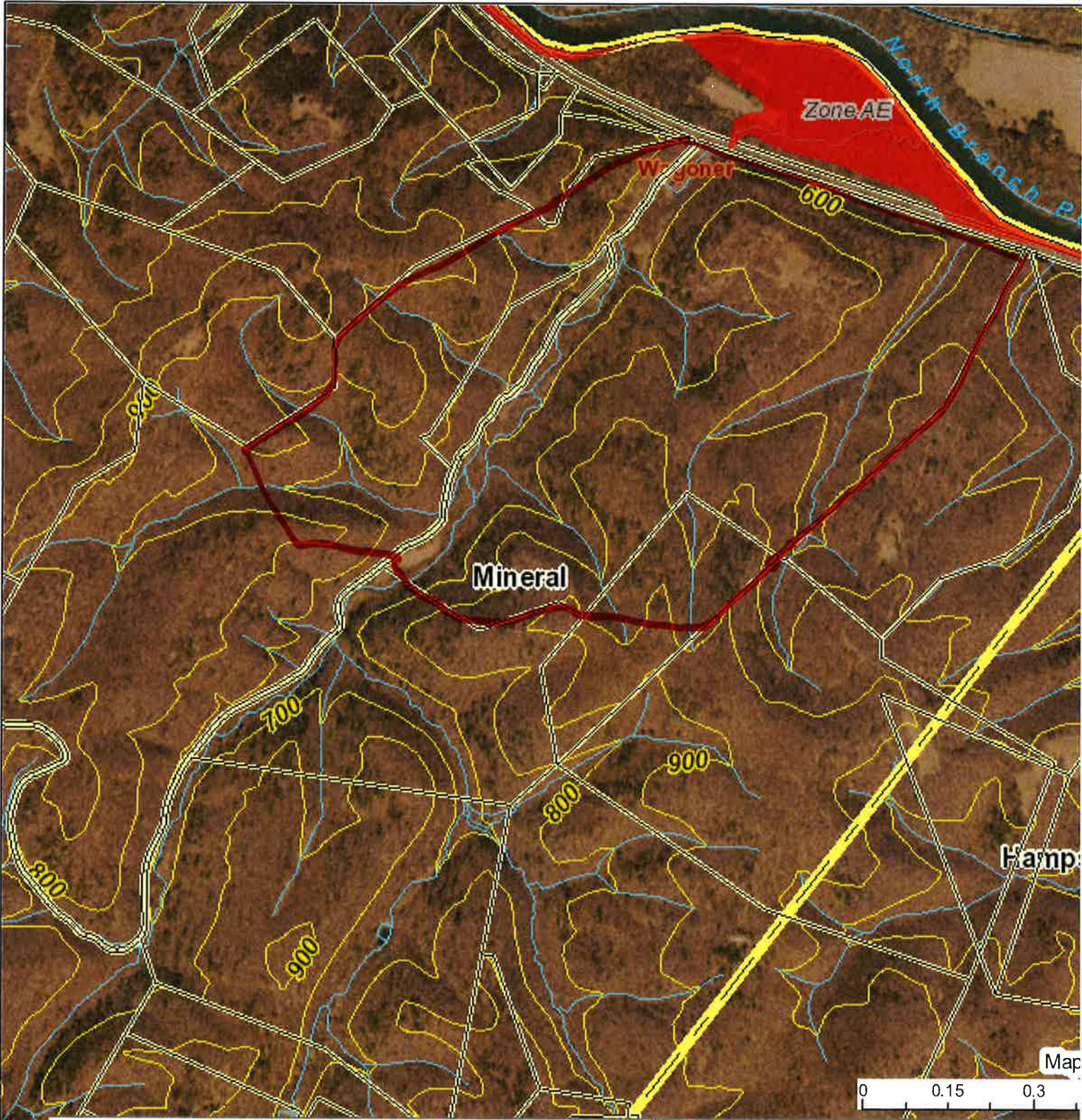
SCALE: 1" = 1,000'

OH3Mi
 PH2Mh
 VP2Wh
 MH2Wn
 OH2Wn
 Non-Forest







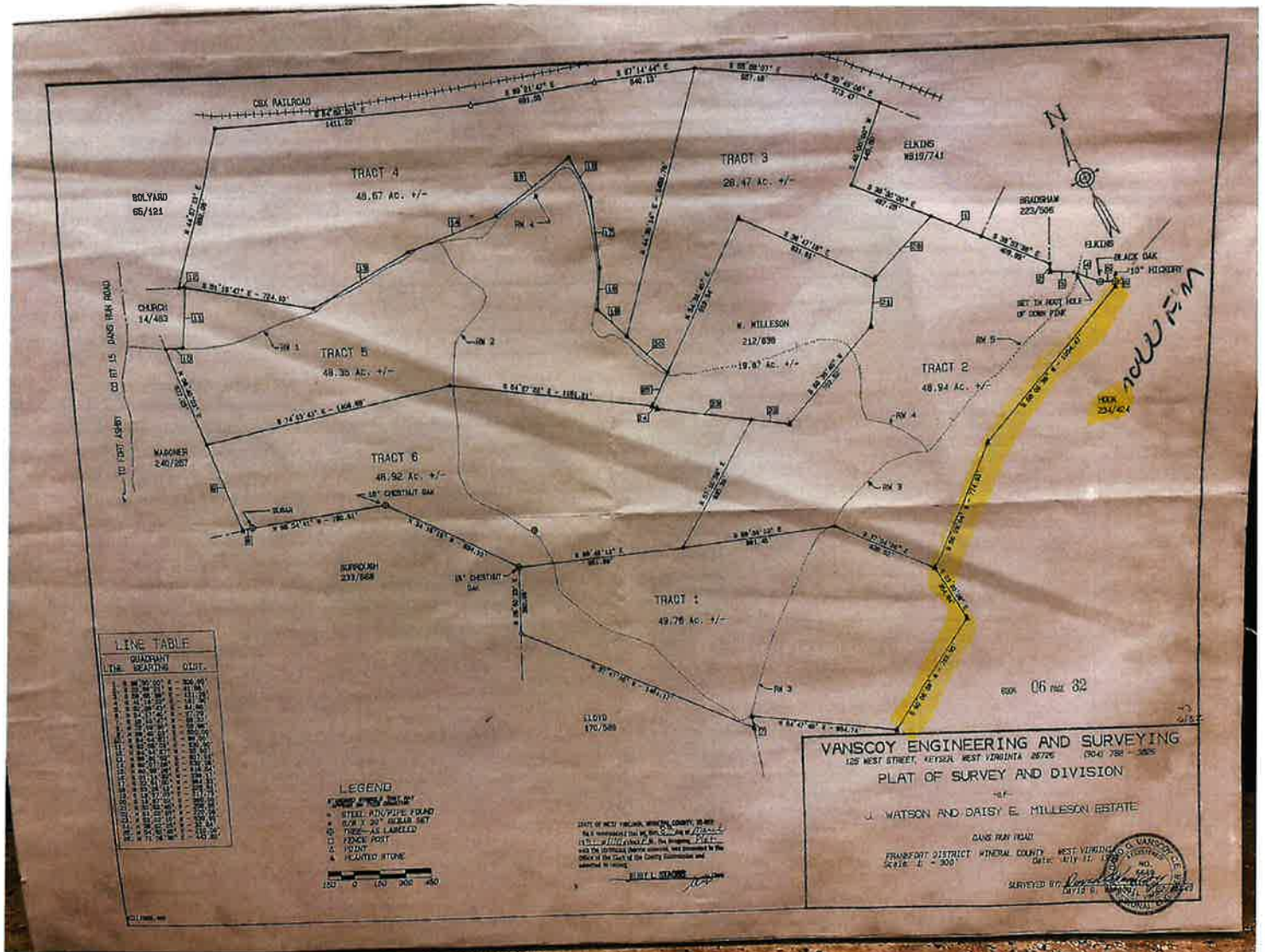
ESTIMATED BOUNDARY LINES

finn



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

H I G H R I		Regulatory Floodway	 Flood Info Location	
		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	User Notes	
		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Hazard Area	
			Flood Zone	
			Stream	



Recorded Survey of
Northwestern Boundary
Line of Ad Joiner

T. Sink
atty
Keyser WV
8/22/06

Mineral County Clerk
DEED Clerk 13
Date/Time: 08/08/2006 16:17
Inst #: 60415
Book/Page: 327- / 32-
Recd/Tax: 2750.00 2739.00

THIS DEED, made this 4th day of August, 2006 by and
between **ROLAND L. HOOK**, party of the first part and hereinafter referred to as
"Grantor:"

a
n
d

**MICHAEL FRANCIS FINN, JR., and MICHAEL FRANCIS FINN, SR. and CLAIRE
DENISE FINN**, husband and wife, whose address is HC 86, Box 47B, Springfield, WV
26763, parties of the second part and hereinafter collectively referred to as "Grantee".

NOW, THEREFORE, THIS DEED WITNESSETH: that for and in consideration of
the sum of Ten Dollars (\$10.00), cash in hand paid, and for other good and valuable
considerations deemed sufficient in law, the receipt of all of which is hereby
acknowledged, the said Grantor does hereby bargain, sell, grant and convey, with
covenants of General Warranty, unto the said Grantee, as joint tenants with full rights of
survivorship, all that tract or parcel of land lying and being in the Frankfort District of
Mineral County, West Virginia, (assessed upon the Land Books of Mineral County, West
Virginia, as being located in Frankfort District) and being more particularly described as
follows, according to a resurvey, May, 1966, to-wit:

BEGINNING at the mouth of a drain the empties into the North Branch of the
Potomac River at the lower end of the "The Round Bottom", thence running South 47
degrees West 181.5 feet crossing the B. & O. Railroad to the South thereof about the
middle of the culvert which said drain passes under said railroad in a hollow; thence
South 40 degrees West 1254 feet to a stake on the point of a ridge near the junction of
two runs, thence South 55 degrees West 2772 feet to the top of the ridge, thence North
19 degrees West 173.25 feet, thence North 44 degrees 30 minutes West 402.60 feet to
a stake, thence North 11 degrees West 585.75 feet to stake with fence, North 36
degrees 30 minutes East 79.20 feet, thence North 22 degrees 30 minutes East 193.88
feet, thence North 53-1/2 degrees West 297 feet, thence South 78 degrees West
650.10 feet to a stake, thence North 47 degrees 30 minutes West 594 feet to a stake,
thence South 63 degrees West 792 feet to a stake, thence North 52 degrees West
575.1 feet to a post on the East side of a road leading to this property crossing said
road, thence North 16 degrees 30 minutes East 285.45 feet, thence South 62 degrees
45 minutes East 82.5 feet, thence North 35 degrees 00 minutes East 594 feet, thence
North 75 degrees 45 minutes West 782.6 feet to a stone on the top of a ridge, thence
North 21 degrees 30 minutes West 288.75 feet, thence North 22 degrees 30 minutes
East 376.2 feet to a 6" white oak with six notches on the West side of an old road,
thence South 83 degrees East 272.25 feet to a 4-inch hickory with 6 notches on West
side of an old road, thence South 32 degrees 30 minutes East 230 feet (corrected to
call), thence North 71 degrees East 1109.6 feet to a stone, thence North 21 degrees
East 24.8 feet to a large hickory with 6 notches standing in a fence line, thence North 23
degrees Ea__ 186.6 feet to a hickory, thence with a fence, North 42 degrees 45 minutes

East 34 feet, thence with a fence, East 660 feet, thence North 11 degrees East 33 feet to the Southerly right-of-way limits of the Baltimore & Ohio Railroad (50 feet South of the center line thereof); thence with said right-of-way, South 78 degrees East 400 feet, thence South 79 degrees East 1860.5 feet to the beginning, and containing 200 acres, more or less.

BEING the same property which was conveyed unto Roland L. Hook by way of the following: Deed unto Roland L. Hook and John E. Durrett, as tenants in common, from William H. Roff, dated January 18, 1967 and recorded among the records in the Office of the Clerk of County Commission of Mineral County, West Virginia, in Deed Book 158, at Page 379; Deed unto Roland L. Hook from John E. Durrett, conveying an undivided, one-fourth interest, and recorded among the records of the aforementioned Clerk's office in Deed Book 224, at Page 473 and Deed unto Roland L. Hook from John E. Durrett, widower, dated December 27, 1983 and recorded among the records of the aforementioned Clerk's office in Deed Book 234, at Page 424.

Subject to any and all reservations, restrictions, exceptions and/or easements set forth in the chain of title to said real estate, including utility rights-of-way.

Subject to a right-of-way through, along and across the presently existing road through the aforesaid tract to a 44-acre parcel of land retained by William Roff out of the original and lying North of the right-of-way of the B. & O. Railr___ Company.

AND expressly including herewith the right-of-way over, along and across the presently existing roadway through the aforesaid 44-acre tract to the Potomac River for the purpose of using the same as a fishing and boating entrance as described and referred to in the aforesaid Roff-to-Durrett deed.

RESERVING AND EXCEPTING unto the Grantor the right to use in common with the Grantee the property herein conveyed during the term of his natural life. The said Grantor covenants to warrant generally the title to the real estate hereby conveyed.

TO HAVE AND TO HOLD the above described and conveyed real estate together with any and all buildings and improvements thereon, and all rights, roads, ways, waters, privileges and appurtenances thereunto belonging, or in anywise appertaining unto the said Michael Francis Finn, Jr. and Michael Francis Finn, Sr. and Claire Denise Finn, as joint tenants with full rights of survivorship, their heirs and assigns, in fee simple forever.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine or imprisonment as provided by law, the undersigned hereby declares that the total consideration paid for the property conveyed by this document is Four Hundred Fifteen Thousand Dollars and Zero Cents, (\$415,000.00).

THIS OWNER HAS
KEY TO GATES
BUT USES
RIGHT OF WAY
ALONG
TRACKS. THIS
IS THE PROPERT
ACROSS THE
TRACKS

CURRENT OWNER
HAS NEVER
REALLY USED
THE DEEDED
ACCESS TO THE
RIVER. THE
OWNER OF THE
44 AC TRACT
IS THE OWNER
WHO HAS RIGHT
OF WAY THROUGH
TO 200 ACRES

WITNESS the following signatures and seals:

Roland L. Hook
ROLAND L. HOOK

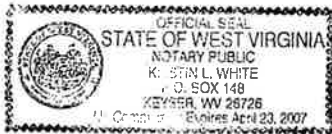
STATE OF WEST VIRGINIA

COUNTY OF MINERAL, to-wit:

I, Kristin White, a notary public in and for said state,
do hereby certify that ROLAND L. HOOK, who signed his name to the foregoing Deed
and acknowledged said deed to be his voluntary act and deed.

Given under my hand this 4th day of August, 2006.

My Commission Expires: 4-23-2007



Kristin L. White
NOTARY PUBLIC

Prepared by or under the direct supervision of Attorney Timothy M. Sirk, 114 N.
Main Street, PO Box 356, Keyser, WV 26726.

State of West Virginia, Mineral County, to-wit:
Be it remembered that on this 8
day of August, 2006, The
foregoing Deed was
presented in the Office of the Clerk of County
Commission and admitted to record.
Lauren T. P. Ellifritz leb
Clerk of County Commission