

71383

PAMELA J. SIM BELFORD

THIS DEED, made and entered into

TO: DEED

this 16 day of July, 2007, by and

PAMELA J. BELFORD and
WILLIAM G. BELFORD

between PAMELA J. SIM BELFORD,

Grantor and party of the first part, and

PAMELA J. BELFORD AND WILLIAM G.

BELFORD, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said Grantor does hereby grant and convey with COVENANT OF GENERAL WARRANTY OF TITLE and to be free and clear of all liens and encumbrances, unto the said PAMELA J. BELFORD and WILLIAM G. BELFORD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all of her right, title and interest in and to that certain tract or parcel of real estate lying and being situate in Gore District of Hampshire County, West Virginia, known and designated as Lot No. 32 of Pine Ridge Subdivision containing 5.55 acres, more or less, as more particularly bounded and described upon the plat of Pine Ridge Subdivision dated November 21, 1970, as prepared by Allen G. Clem, Licensed Land Surveyor, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book No. 1 at Page 66. Said plat is expressly incorporated herein by reference for a more particular description of the real estate herein conveyed.

The interest in real estate herein conveyed is the same interest in real estate that was acquired by the Grantor herein in that certain deed from Anthony R. Sim, Jr. to Pamela J. Sim, (now Belford) dated the 22nd day of April, 1996, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book No. 367 at Page 563. Being all the same real estate that was conveyed unto Anthony R. Sim, Jr. and Pamela J. Sim (now Belford) by deed from Philip A. McKean, et ux dated the 3rd day of December, 1991 and of record in the aforementioned Clerk's office in Deed Book 331 at Page 280. These deeds and the deeds and other documents therein referred to are incorporated herein by reference for all proper and pertinent reasons.

The real estate herein described is subject to a reservation of all minerals and oil and gas which are reserved by Lonza Kidwell, a predecessor in the chain of title, in his conveyance of a larger tract of real estate of which the subject real estate is a portion, unto Frank Lambert by deed dated March 16, 1970, of record in said Clerk's Office in Deed Book No. 185 at Page 523.

By acceptance of this deed, the grantees agree to pay twenty-five dollars (\$25.00) per lot per

year for the maintenance of roads and any other common facilities situate in Pine Ridge Subdivision.

The real estate herein conveyed is subject to any other rights, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

It is the purpose of this deed to vest the entire fee simple title in and to said real estate in the Grantees AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

TO HAVE AND TO HOLD the interest in real estate herein conveyed together with any and all rights, ways, easements and appurtenances thereunto belonging unto the said PAMELA J. BELFORD and WILLIAM G. BELFORD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, their heirs and assigns.

WITNESS the following signature and seal:

Pamela J. Sim Belford (SEAL)
PAMELA J. SIM BELFORD

STATE OF Maryland
COUNTY OF Anne Arundel, TO WIT:

The foregoing deed was acknowledged before me this 16th day of July, 2007, by PAMELA J. SIM BELFORD

My commission expires: My Commission Expires March 28, 2009

KATIE AMBROSE
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires March 28, 2009

Katie Ambrose
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties as provided by law, the undersigned Grantor does hereby declare that the transfer of realty contained in the document to which this declaration is appended is not subject to the State and County Excise Tax upon the privilege of transferring realty inasmuch as this is a conveyance from spouse to spouse.

Given under my hand this 16th day of July, 2007.

Pamela J. Sim Belford
PAMELA J. SIM BELFORD

This deed was prepared by Cathe L. Moreland, Attorney at Law, 52 West Rosemary Lane, Romney, West Virginia, 26757, WITHOUT EXAMINATION OF TITLE OR REPORT

Cathe L. Moreland
Attorney At Law
52 West Rosemary Lane
Romney, WV 26757

SHARON H. LINK
HAMPSHIRE COUNTY 11:57:05 AM
Instrument No 98317
Date Recorded 07/18/2007
Document Type DEED
Book-Page 466-512
Rec./Pre-fee \$10.00 \$1.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 7/18/07 11:57 AM

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

Teste Sharon H. Link Clerk.