

BRANCH BANKING AND TRUST COMPANY,  
A Banking Corporation

TO: QUIT CLAIM DEED

CHRISTOPHER C. BOARDMAN

THIS QUIT CLAIM DEED, made this  
24<sup>th</sup> day of June, 2015, by and  
between Branch Banking and  
Trust Company, a Banking  
Corporation, grantor, party of  
the first part, and Christopher  
C. Boardman, grantee, party of  
the second part,

WHEREAS, Christopher C. Boardman, by deed dated February 17, 1998,  
was conveyed Tract Nos. 24 and 25, Section III, of Capon Glen  
subdivision, from Imperial Properties, Inc., of record in the Office of  
the Clerk of the County Commission of Hampshire County, West Virginia,  
in Deed Book No. 381, at page 544.

WHEREAS, by deed of trust dated November 21, 2006, Dianne M.  
Boardman and Christopher C. Boardman conveyed "All that certain property  
situated in the District of Capon, in the County of Hampshire, State of  
West Virginia, and being described as follows: 3429 3430. Being more  
fully described in a deed dated February 17, 1998 and recorded March 25,  
1998, among the land records of the County and State set forth above, in  
Deed Volume 381 and Page 544.", to BB&T Collateral Service Corporation,  
Trustee, which deed of trust is recorded in the Office of the Clerk of  
the County Commission of Hampshire County, West Virginia in Trust Deed  
Book 444 at Page 681.

WHEREAS, default was made on the payment of the indebtedness, and  
a foreclosure sale was conducted on December 9, 2009, at which time  
Branch Banking and Trust Company purchased the real estate, and by  
Trustee's Deed dated December 9, 2009, of record in the aforesaid Clerk's  
Office in Deed Book No. 488, at page 42, Richard A. Pill, Substitute  
Trustee conveyed to Branch Banking and Trust Company, the real estate  
described in Exhibit A in the above Deed of Trust Book No. 444, at page  
681.

WHEREAS, by Corrective Trustee's Deed made effective December 9,  
2009, dated April 23, 2013, of record in the aforesaid Clerk's Office in  
Deed Book No. 514, at page 654, Richard A. Pill, Substitute Trustee,  
conveyed to Branch Banking and Trust Company, Lot 24, and stated that the  
Corrective Deed was filed to reflect that only Lot 24 was conveyed in  
Deed Book 488, at page 42.

WHEREAS, this Quit Claim Deed is being executed and filed for Branch  
Banking and Trust Company to quit claim unto Christopher C. Boardman, any

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right, title, or interest it received by virtue of that deed of record in the aforesaid Clerk's Office in Deed Book No. 488, at page 42.

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, convey, and quit claim, unto the said party of the second part, together with all rights, improvements, privileges, rights of way and appurtenances thereunto belonging or in anywise appertaining, the following described lot, tract or parcel of real estate situate, lying and being in Capon District, Hampshire County, West Virginia, being more particularly described as follows, to-wit:

**Tract 25, Section III, Capon Glen, containing 13.29 acres.** A plat of Capon Glen, as Prepared by Vanscoy Engineering and Surveying, dated October 16, 1996, is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 8, page 73. Said Plat of Survey is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said real estate is depicted on the 2014 Hampshire County Land Books as District 02, Tax Map 19, Parcel 228.

Together with and subject to all rights-of-way and easements of record and in existence, including but not limited to the right of the Grantor and all property owners within Capon Glen, their guests and invitees, to use all roads and other common facilities within said subdivision.

The Grantor further grants and conveys unto the Grantee the right to use that certain road leading from Capon Glen, Section III, known as Sycamore Drive to US Route 50. The right to use said road shall be in common with the Grantor, other owners within Capon Glen, their guests and invitees.

And being a portion of the same real estate which was conveyed unto Christopher C. Boardman, married, by deed of Imperial Properties, Inc., dated February 17, 1998, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 381, at page 544.

This conveyance is subject to the Declaration of Protective Covenants, Conditions and Restrictions for Capon Glen, Section III, which said Declaration is of record in the aforesaid Clerk's Office in Deed Book No. 371, at page 442, and also the Amended Protective Covenants, Conditions and Restrictions for Capon Glen, Section III, which is of record in the aforesaid Clerk's Office in Deed Book No. 402, at Page 525, which said Declarations run with the land.

This conveyance is subject to all utility easements of record or in existence.

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TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, 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.

I 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 \$0.00. And the grantor affirms that the grantor is exempt from the tax withholding requirements of WV Code § 11-21-71b, for the following reason: Transferor is a resident entity of the State of West Virginia and the consideration payable is zero.

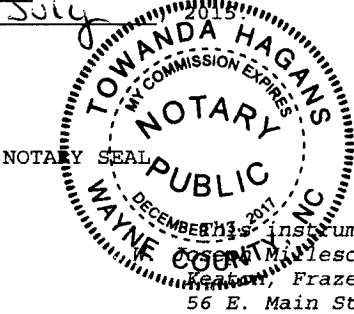
WITNESS the following signature and seal:

BRANCH BANKING AND TRUST COMPANY,  
A Banking Corporation  
BY: Erica C. Barnhill (SEAL)

STATE OF North Carolina  
COUNTY OF Wayne, TO WIT:

I, Tawanda Hagens, a Notary Public, in and for the county and state aforesaid, do hereby certify that Erica C. Barnhill in his/her capacity as A.V.P. of Branch Banking and Trust Company, a banking corporation, whose name is signed and affixed to the foregoing deed dated the 24<sup>th</sup> day of June, 2015, has this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 10<sup>th</sup> day of July, 2015.



Tawanda Hagens  
Notary Public

This instrument was prepared by  
Milleson, Jr., Attorney at Law,  
Keaton, Frazer, & Milleson, PLLC,  
56 E. Main St., Romney, WV 26757.

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Eric W. Strite  
HAMPSHIRE County 02:10:49 PM  
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