

BONNIE L. HAINES

TO: DEED

**B & K HOLDINGS, LLC, a
West Virginia Limited
Liability Company**

THIS DEED, made this 11th day of
February, 2022, by and between Bonnie
L. Haines, grantor, party of the
first part, and B & K Holdings, LLC,
a West Virginia Limited Liability
Company, grantee, party 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 party of the second part, with Covenants of General Warranty of Title, all those two (2) certain tracts or parcels of real estate, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, being known and designated as **Lot Nos. 119 and 120 of the C.J. Blue Subdivision**, situate in Springfield District, Hampshire County, West Virginia, as shown upon the map or plat of said C.J. Blue Subdivision of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book No. 1, at Page 17, which said plat is, by reference, incorporated herein and made a part hereof for all pertinent and proper reasons, including a more particular description of the real estate herein conveyed. Lots 119 and 120 are depicted on the Hampshire County Land Books as Tax Map 17A, Parcels 16 and 15, respectively, for Springfield District.

Lot 119 is the same real estate which was conveyed unto Gary S. Haines and Bonnie L. Haines, his wife, by deed of Richard K. Hott and Donna Hott, his wife, dated October 17, 1974, and of record in the aforesaid Clerk's Office in Deed Book No. 209, at page 1.

Lot 120 is the same real estate which was conveyed unto Gary S. Haines and Bonnie L. Haines, his wife, by deed of Richard K. Hott and Donna Hott, his wife, dated July 14, 1975, and of record in the aforesaid Clerk's Office in Deed Book No. 212, at page 584.

Gary S. Haines died testate on May 25, 2021, and pursuant to the provisions of his Last Will and Testament, of record in the aforesaid Clerk's office in Will Book No. 69, at page 732, he did devise said real estate unto his wife, Bonnie L. Haines, the grantor herein.

There is also hereby conveyed, as a covenant running with said land, the right to use, together with all the owners of the other lots in said Subdivision, that certain tract or parcel of real estate designated on the plat of the Subdivision as the "River Reservation Tract" for the purpose of parking, picnicking, or boating, and for ingress and egress to the South Branch of the Potomac River.

"This conveyance is made subject to prior dedication of streets and alleys in said subdivision to public use as evidenced by a document of dedication recorded in the aforesaid Clerk's Office, and is also further subject to a certain conveyance from prior owners of the Potomac Light and Power Company, of a right of way for a power line by deed of record in the aforesaid Clerk's Office, as to such portion of said subdivision as same may affect."

Said real estate is further taken subject to the existing right of way known as "Blues Addition Road".

The real estate herein conveyed is subject to any rights, rights of way, easements, restrictions and conditions, if any, recorded or unrecorded, affecting the aforesaid real estate.

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 \$92,500.00. The grantor affirms that she is a resident of the State of West Virginia and is therefore exempt from the tax withholding requirements of the West Virginia Code.

WITNESS the following signature and seal:

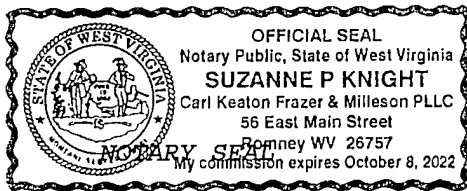
Bonnie L. Haines (SEAL)
Bonnie L. Haines

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Suzanne P. Knight, a Notary Public in and for the
county and state aforesaid, do hereby certify that **Bonnie L. Haines**,
whose name is signed and affixed to the foregoing deed dated this 11th day
of February, 2022, has this day acknowledged the same before me in my
said county and state.

Given under my hand and Notarial Seal this 18th day of February,
2022.



Suzanne P. Knight
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law,
Keaton, Frazer & Milleson, Romney, WV.
Z:\Janie\DEEDS\C\CJBlueSD 119&120 B&K Holdings fr. Haines 2022.wpd

Hampshire County
Eric W. Strite, Clerk
Instrument 216227
02/22/2022 @ 09:01:27 AM
DEED
Book 583 @ Page 49
Pages Recorded 3
Recording Cost \$
Transfer Tax \$
Farm Land Tax \$
47.00
508.75
203.50
Z:\Janie\DEEDS\C\CJBlueSD 119&120 B&K Holdings fr. Haines 2022.wpd