

JONATHAN M. BRENNAN

TO: DEED

NEW ROAD HOLDINGS, LLC,
A West Virginia
Limited Liability Company

THIS DEED, Made this 10th day of
May, 2021, by and between
Jonathan M. Brennan, grantor,
party of the first part; and New
Road 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 party of the first part does, by these presents, grant and convey unto the said party of the second part with covenants of General Warranty of Title, all that certain tract or parcel of real estate containing **68 square poles, more or less**, together with the dwelling and all other improvements, easements, rights of way, water rights and appurtenances thereunto belonging, situate on Back Creek public road near Capon Springs, in Capon District, Hampshire County, West Virginia, more particularly described by a Description of Survey of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 213, at page 284. Said Description of Survey is by reference made a part hereof for all pertinent and proper reasons. Said real estate is depicted on the Hampshire County land books as 0.425 of an acre, Tax Map 34, Parcel 4.1, for said district.

And being the same tract of real estate which was conveyed unto Jonathan M. Brennan by deed of James M. Brennan, dated July 21, 2009, and of record in the aforesaid Clerk's Office in Deed Book 485, at page 379.

Said real estate is conveyed subject to and together with the following paragraph that appears in the deed of conveyance from Elwood J. Holliday and Evelyn L. Holliday, his wife, unto James M. Brennan, dated November 9, 1985, and of record in the aforesaid Clerk's Office in Deed Book 281, at Page 501: "Reservation of Right of Way - The Grantors herein do hereby expressly reserve unto themselves, their heirs and assign, a right of way over and across the real estate hereby conveyed, said right of way being sixteen (16) feet wide and being located approximately over the path of the twelve (12) foot right of way as shown and designated on

the aforementioned Plat, to which reference is hereby made for all pertinent reasons, including the approximate location and general description of right of way." Said Plat of Survey is of record in the aforesaid Clerk's Office in Deed Book 239, at Page 715.

This conveyance is made subject to any and all covenants, conditions, reservations, restrictions, easements and rights of way contained in, provided for, or reserved in, any and all prior instruments in the chain of title.

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.

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 \$15,000.00. The grantor further affirms that he is a nonresident of the State of West Virginia, and is therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

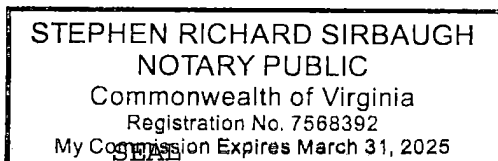
WITNESS the following signature and seal:

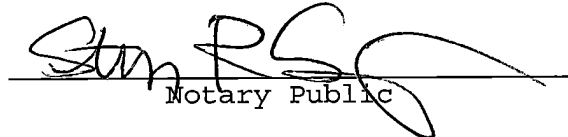
 (SEAL)
Jonathan M. Brennan

STATE OF Virginia,
COUNTY OF Frederick, TO WIT:

I, Stephen R. Sirbaugh, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Jonathan M. Brennan**, whose name is signed and affixed to the foregoing and attached deed dated the 10th day of May, 2021, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 11th day of May, 2021.




Notary Public

THIS INSTRUMENT PREPARED BY:
W. JOSEPH MILLESON, JR., ATTORNEY AT LAW
KEATON, FRAZER & MILLESON, PLLC
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757

Z:\Janie\DEEDS\N - O\New Road Holdings LLC fr Brennan.0.425 ac.2021.526.100
mak/5-10-21

Hampshire County
Eric W. Strite, Clerk
Instrument 209105
05/13/2021 @ 01:51:19 PM
DEED
Book 574 @ Page 655
Pages Recorded 2
Recording Cost \$
Transfer Tax \$
LTD Land Tax \$
46.00
82.50
33.00