

JAMES 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 James
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 lying and being situate in Capon District, Hampshire County, West Virginia, on the south side of Back Creek Road, containing **0.624 of an acre**, and being designated as Tract "B" on a plat of said real estate prepared by Frank A. Whitacre, Licensed Land Surveyor, which plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 239, at Page 715, to which plat reference is hereby made for all proper and pertinent reasons and for a more particular description of the real estate hereby conveyed. Said real estate is depicted on the 2020 Hampshire County Land Books as Tax Map 34, Parcel 7.

And being the same real estate conveyed unto James M. Brennan, single, by deed of Elwood J. Holliday and Evelyn L. Holliday, his wife, dated the 9th day of November, 1985, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 281, at page 501.

Said real estate is conveyed subject to and together with the following paragraphs that appear 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.

For the consideration aforesaid, there is also conveyed unto the grantees, their heirs and assigns, the right and privilege to draw water from the spring located nearby for domestic use, along with other property owners who have a right to use said spring water."

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 \$76,000.00. The grantor further affirms that he is a resident of the State of West Virginia, and is therefore exempt from the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

WITNESS the following signature and seal:

James M. Brennan (SEAL)
James M. Brennan

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A Keister, a Notary Public, in and for the county and state aforesaid, do hereby certify that **James 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 13th day of May, 2021.



Marcia A Keister
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.James.0.624 ac. mak/5-10-21

KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

Hampshire County
ERIC W. STRITE, Clerk
Instrument 202106
05/13/2021 @ 01:56:15 PM
DEED
Book 574 @ Page 657
Pages Recorded 2
Recording Cost \$
Transfer Tax \$
Land Tax \$
46.00
418.00
167.20