

JOAN P. HUMES,
DANIELLE GRANDISON,
formerly known as
Danielle Humes,
and
DANA HUMES

TO: DEED

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

THIS DEED, Made this 10th day of
May, 2021, by and between Joan P.
Humes, Danielle Grandison,
formerly known as Danielle Humes,
and Dana Humes, grantors, parties
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 lying and being situate in Capon District, Hampshire County, West Virginia, on the south side of Back Creek Road, containing **0.403 acre, more or less**, and being designated as **Tract "A"** on that certain Plat of Survey entitled "Plat of Survey of the Kenneth C. Cooper Land", dated October 1, 1979, prepared by Frank A. Whitacre, and of record in the aforesaid Clerk's Office in Deed Book 239, at Page 715. Said Plat 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 Tax Map 34, Parcel 7.1, for said district.

And being the same tract of real estate which was conveyed unto Joan

P. Humes, Danielle Humes, who is now known as Danielle Grandison, and Dana Humes, by deed of Elwood J. Holliday and Evelyn L. Holliday, dated November 9, 1985, and of record in the aforesaid Clerk's Office in Deed Book 281, at page 496. In said deed, Elwood J. Holliday and Evelyn L. Holliday reserved life estates. The said Elwood J. Holliday died on May 18, 2006, and the said Evelyn L. Holliday died on April 7, 2020, thus extinguishing the life estate interests in and to said real estate which they had previously retained.

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 Joan P. Humes, Danielle Humes, and Dana Humes, dated November 9, 1985, and of record in the aforesaid Clerk's Office in Deed Book 281, at Page 496:

"This conveyance is made subject to the right of way across said real estate from said public road as indicated on the plat of record in the aforesaid Clerk's Office in Deed Book, 239 at Page 715. However, said easement of right of way is not exclusive but may be used by the grantees, their heirs and assigns, along with anyone else who may be entitled to use the same.

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 \$4,000.00. Joan P. Humes further affirms that she 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. Danielle Grandison and Dana Humes further affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

WITNESS the following signatures and seals:

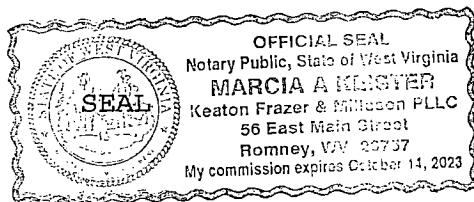
 (SEAL)
Joan P. Humes

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 **Joan P. Humes**, 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.




Notary Public

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

Dn (SEAL)
Danielle Grandison,
Formerly known as Danielle Humes

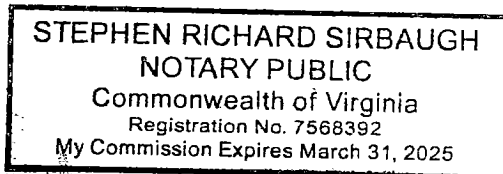
STATE OF Virginia,
COUNTY OF Frederick, TO WIT:

I, Stephen R Sirbaugh, a Notary Public, in and for the
county and state aforesaid, do hereby certify that **Danielle Grandison**,
formerly known as Danielle Humes, 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 11 day of May, 2021.

Stephen R Sirbaugh
Notary Public

SEAL



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

Dana M Humes (SEAL)
Dana Humes

STATE OF Florida

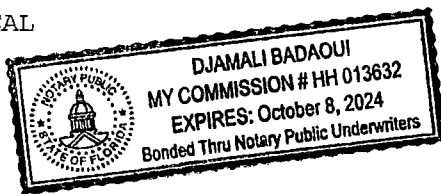
COUNTY OF Broward, TO WIT:

I, Djamali Badaoui, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Dana Humes**, 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 11 day of May, 2021.

K
Notary Public

SEAL



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 Humes.0.403 ac.2021.526A.wpd
mak/5-10-21

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

Hampshire County
Eric W. Strite, Clerk
Instrument 209104
05/13/2021 @ 01:48:25 PM
DEED
Book 574 @ Page 650
Pages Recorded 5
Recording Cost \$ 46.00
Transfer Tax \$ 22.00
Farm Land Tax \$ 8.90