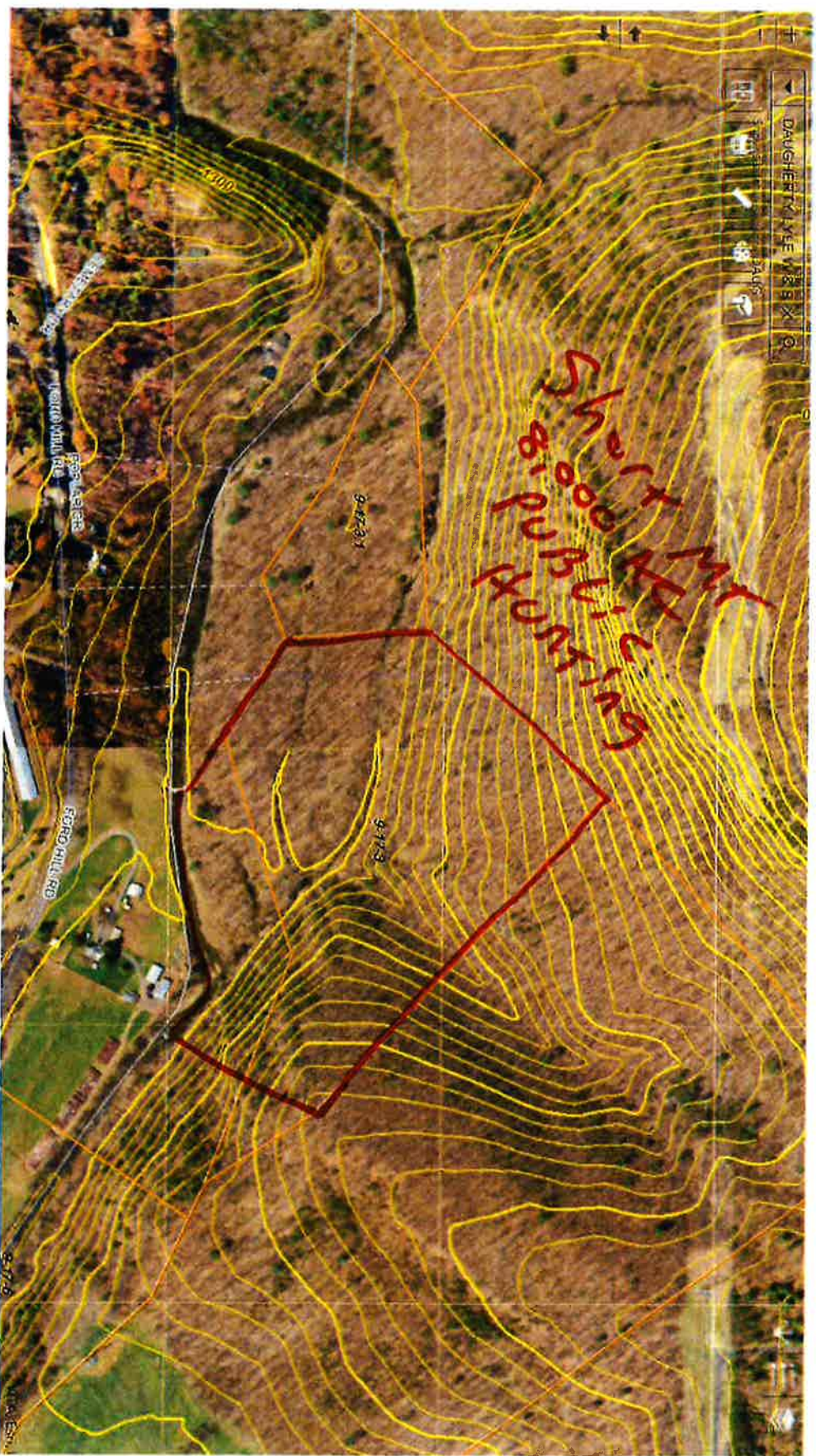
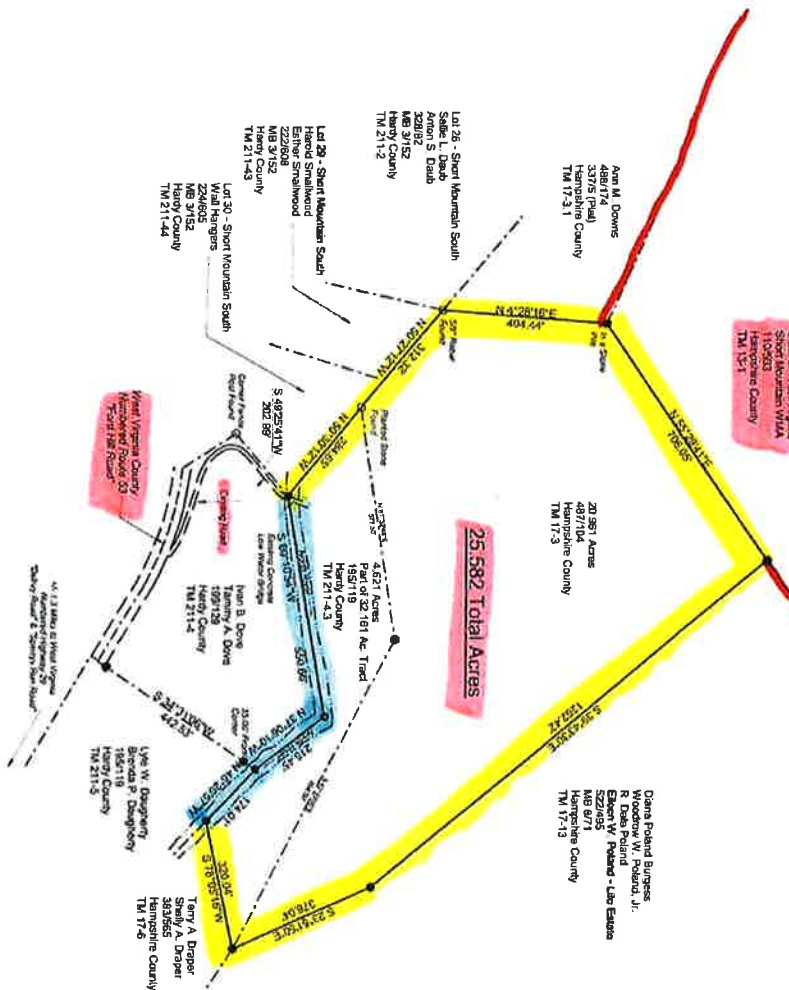


Hampshire Parcel Viewer

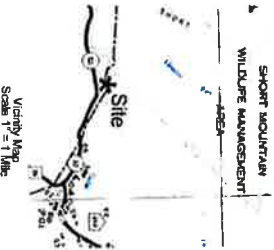


Plat of Survey for
Lyle W. and Brenda P. Daugherty
 Sherman District Hampshire County
 West Virginia
 Reference: Deed Book 487 Page 104
 Tax Map 17 Parcel 3
 Capon District Hardy County
 West Virginia
 Reference: Deed Book 195 Page 119
 Tax Map 211 Parcel 5

**Sheet MTR WMA
 8000 AC PLANT
 PUBLIC**



PART OF THIS SURVEY IS WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 58070C01000, EFFECTIVE DATE 10/7/2000. FOR HARDY COUNTY, SEE MAP NUMBER 58070C01000, EFFECTIVE DATE 8/27/2000.



Bearings on this map are based on a survey recorded in Deed Book 488 at Page 212 (Hampshire County)



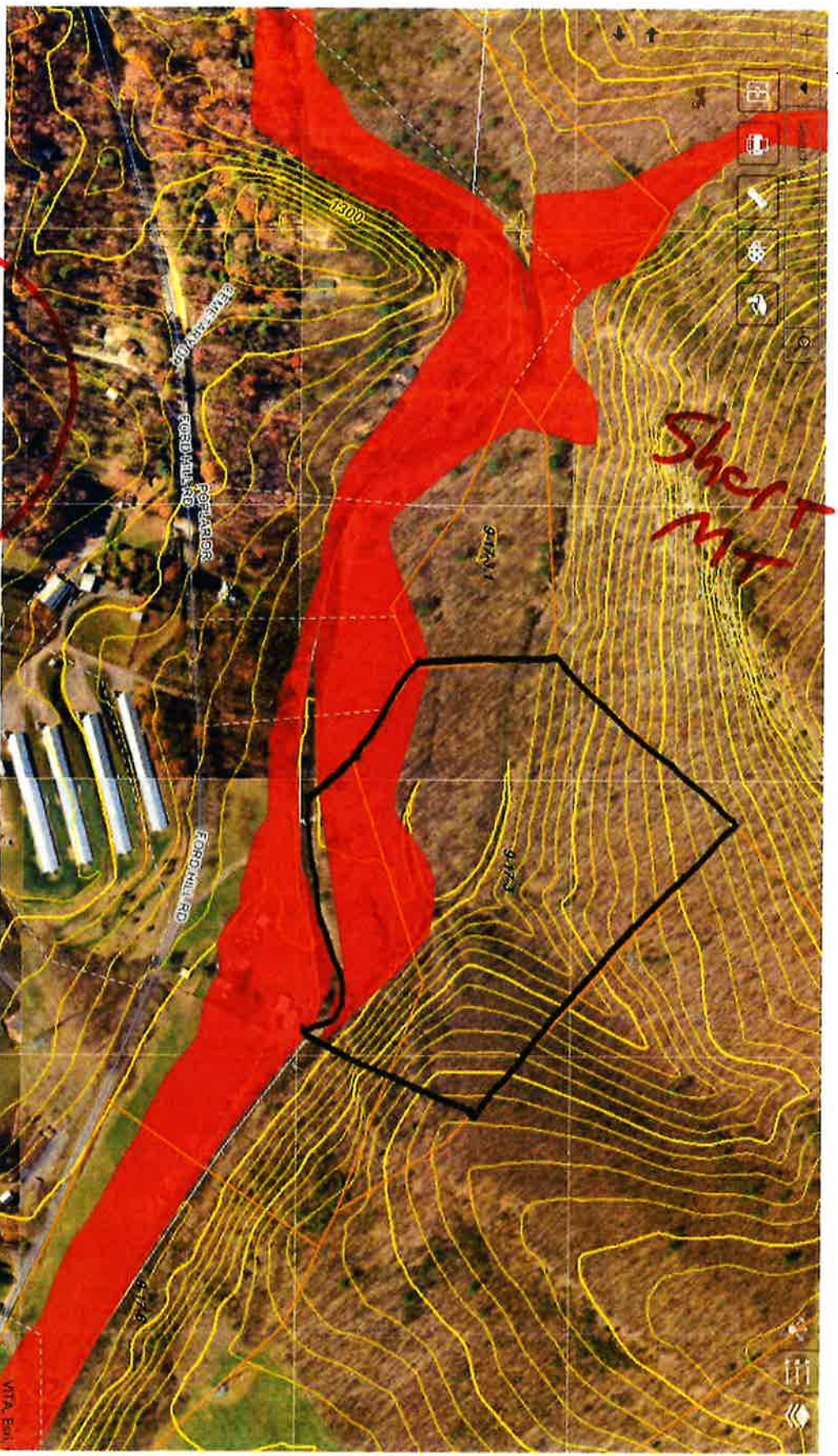
This 4,621-Acre part of the 32,161-Acre Tract in Deed Book 195 at Page 119, Tax Map 211, 3rd and 4th Capon District, Hardy County, is to be merged with the 20,381-Acre part of the 32,161-Acre Tract in Deed Book 487 at Page 104, Sherman District, Hampshire County. Any further modification of the tract area shall be in compliance with the Hampshire County Constitution or Land Development Ordinance.

- Legend**
- SFF Wildlife Capped Rabbit, Found
 - Point in Marsh River
 - As Labeled

Moreland's Surveying
 & Consulting, Inc.
 Sunrise Professional Building
 22331 Northwestern Pike
 Romney, WV 26757
 (304) 822-4441

Date: June 5, 2017
 Map No.: 17-09941

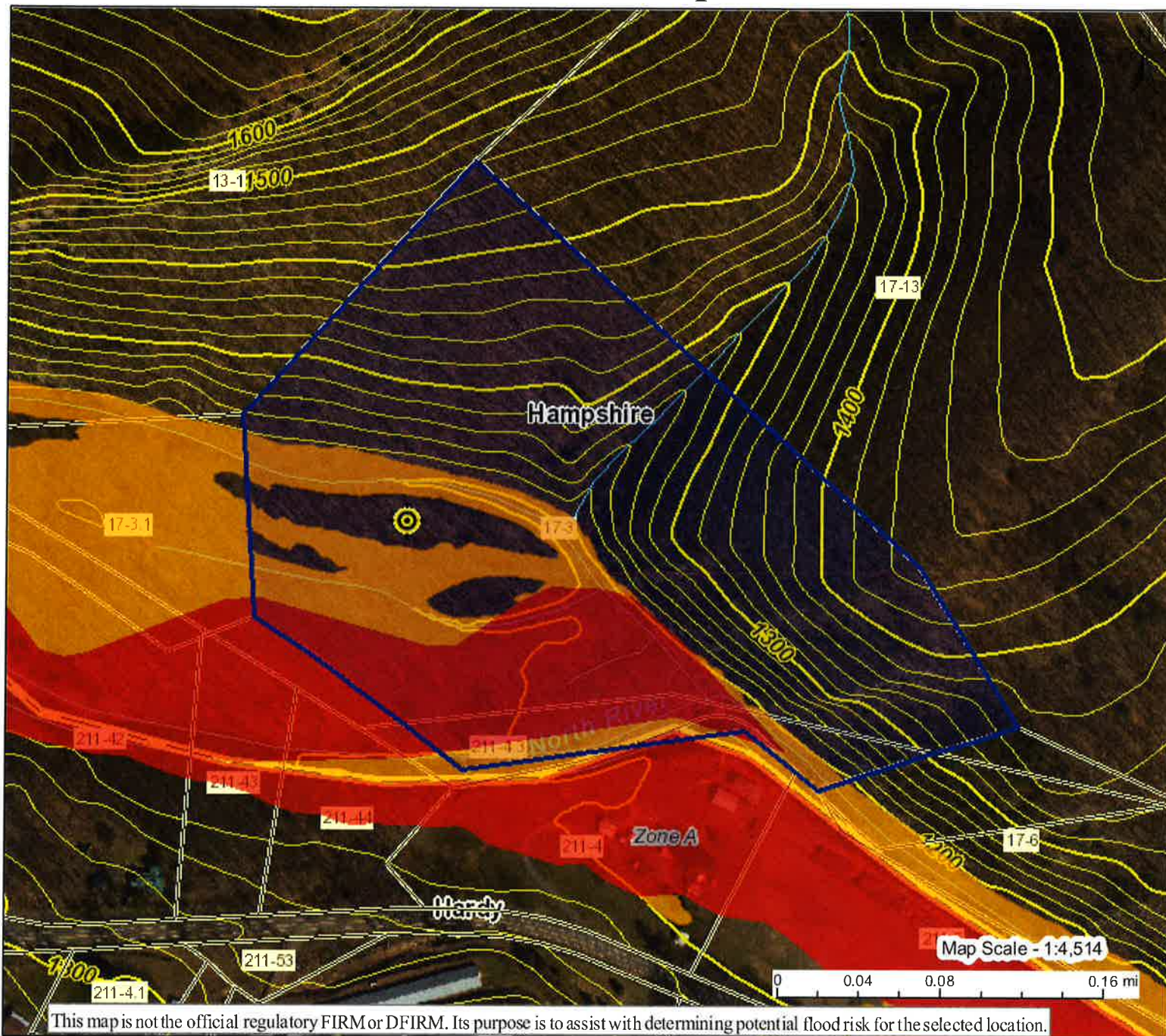
Hampshire Parcel Viewer








300ft
-78.684 39.150 Degrees

Flood
MAP

martin flood map



H I G H R I S K		Regulatory Floodway	 Flood Info Location Map created on 6/27/2022	
		1-Percent-Annual-Chance Flood Hazard Area With Base Flood Elevation (BFE)	User Notes	
		1-Percent-Annual-Chance Flood Hazard Area Without BFE (may have Advisory Flood Heights)	Flood Hazard Area	Location is NOT WITHIN identified flood hazard area, but within 75 feet of an identified flood hazard area. Near Flood Zone
		1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)	Flood Zone	
Download the Full Legend for all flood tool symbols https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf			Stream	
Disclaimer:			Watershed (HUC8)	Cacapon-Town (2070003)
The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (https://www.MapWV.gov/flood) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.			Flood Height	Flood Height 6a N/A
			Water Depth	
			Elevation	1205.5 ft (Source: FEMA 2016-17) (NAVD88)
			Community & ID	Hampshire County (ID: 540226)
			FEMA Map & Date	54027C0415C; Effective Date: 11/7/2002
			Location (lat, long)	(39.147712, -78.693528) (WGS84)
			Parcel ID	14-09-0017-0003-0000
			E-911 Address	

LYLE W. DAUGHERTY
and
BRENDA P. DAUGHERTY,
his wife

TO: DEED

CARY L. MARTIN
and
LISA D. MARTIN, his wife

THIS DEED, made this 30th day of
May, 2018, by and between Lyle W.
Daugherty and Brenda P. Daugherty,
his wife, Grantors, parties of the
first part, and Cary L Martin and
Lisa D. Martin, his wife, Grantees,
parties of the second part,

3

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 parties of the second part, as joint tenants with full rights of survivorship as hereinafter enumerated, with covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of land lying and being situate partly in Capon District, Hardy County, West Virginia, and partly in Sherman District, Hampshire County, West Virginia, containing **25.582 acres**, more or less, as shown on the plat of survey prepared by Richard L. Moreland, Professional Surveyor, dated June 6, 2017, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 13, at Page 37 and in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Map Book 9, at Page 106. Said plats are incorporated herein for all pertinent and proper reasons, including a more particular description of the real estate described herein. Said parcel is depicted on the 2017 Hampshire County Land Books as District 09, Tax Map 17, Parcel 3 (20.961 acre portion), and on the 2017 Hardy County Land Books as District 01, Tax Map 211, Part of Parcel 4.3 (4.621 acre portion).

And being a portion of the same real estate which was conveyed unto Lyle W. Daugherty and Brenda P. Daugherty, husband and wife, by deed of Edgel H. Souder, et ux, dated June 24, 1987, of record in the Hardy County Clerk's Office in Deed Book 195 at Page 119, and by deed of H.

Charles Carl, III and William C. Keaton, Substitute Trustees, dated September 29, 2009, of record in the Hampshire County Clerk's Office in Deed Book 487 at Page 104.

Said real estate is conveyed TOGETHER WITH AND SUBJECT TO that certain Right of Way Agreement dated October 16, 2017, from Ivan B. Dove and Tammy A. Dove, unto Lyle W. Daugherty and Brenda P. Daugherty, of record in the Office of the County Commission of Hampshire County, West Virginia in Deed Book 547, at Page 814 and in the Office of the County Commission of Hardy County, West Virginia in Deed Book 346, at Page 236.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Cary L. Martin should predecease his wife, Lisa D. Martin, then the entire fee simple title in and to said real estate shall vest solely in Lisa D. Martin; and if Lisa D. Martin should predecease her husband, Cary L. Martin, then the entire fee simple title in and to said real estate shall vest solely in Cary L. Martin.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2018, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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 \$125,000.00. The grantors further affirm that they are residents of the State of West Virginia and are exempt from the withholding tax on West Virginia nonresidents pursuant to West Virginia Code.

WITNESS the following signatures and seals:

Lyle W. Daugherty (SEAL)
Lyle W. Daugherty

Brenda P. Daugherty (SEAL)
Brenda P. Daugherty

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 Lyle W. Daugherty and Brenda P. Daugherty, his wife, whose names are signed and affixed to the foregoing and attached deed dated the 30th day of May, 2018, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 8th day of June, 2018.

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\M\Martin, M&L fr. Daughtery, L&B.25.582 ac. Hamp & Hardy Co.2018.469.wpd
cbf/05-14-18

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

File # 187435
Hampshire County 10:32:01 AM
Instrument No 187435
Date Recorded 06/11/2018
Document Type DEED
Pages Recorded 3
Book Page 550-606-603
Recording Fee \$11.00
Transfer Tax \$687.50
H&C31 Tax \$275.00
Additional \$35.00

IVAN B. DOVE
TAMMY A. DOVE

TO: RIGHT OF WAY AGREEMENT

LYLE W. DAUGHERTY
BRENDA P. DAUGHERTY

This Right of Way Agreement, made this 16th day of October, 2017, by and between IVAN B. DOVE and TAMMY A. DOVE, husband and wife, parties of the first part (Dove herein), Grantors, and LYLE W. DAUGHERTY and BRENDA P. DAUGHERTY, husband and wife, (Daugherty herein) Grantees, parties of the second part.

WHEREAS, Dove are the owners of a certain tract of land lying and being situate in Capon District, Hardy County, West Virginia, containing 6.129 acres, more or less, which they acquired by deed dated March 28, 1988, from Lyle W. Daugherty, et ux, of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 199 at Page 129; said parcel is depicted on the 2017 Hardy County Land Books as District 01, Tax Map 211, Parcel 4; and

WHEREAS, Daugherty are the owners of a tract of land lying and being situate partly in Capon District, Hardy County, West Virginia, and partly in Sherman District, Hampshire County, West Virginia, containing 25.582 acres, more or less, as shown on the plat of survey prepared by Richard L. Moreland, Professional Surveyor, dated June 6, 2017, to be recorded in the Offices of the County Commissions of Hampshire County and Hardy County, West Virginia, contemporaneously herewith, which they acquired by deed of Edgel H. Souder, et ux, dated June 24, 1987, of record in the Hardy County Clerk's Office in Deed Book 195 at Page 119, and by deed of H. Charles Carl, III and William C. Keaton, Substitute Trustees, dated September 29, 2009, of record in the Hampshire County Clerk's Office in Deed Book 487 at Page 104; said parcel is depicted on the 2017 Hampshire County Land Books as District 09, Tax Map 17,

Parcel 3 (20.961 acre portion), and on the 2017 Hardy County Land Books as District 01, Tax Map 211, Part of Parcel 4.3 (4.621 acre portion); and,

WHEREAS, said tracts are contiguous, and access to the property of Daugherty is by means of a private road over the property of Dove, as is shown on the aforesaid plat, designated thereon as "Existing Road"; and,

WHEREAS, the parties wish to formally grant a right of way for the use of the said private road, subject to the conditions contained herein.

NOW, THEREFORE, THIS RIGHT OF WAY AGREEMENT, TO WIT:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, receipt whereof being hereby acknowledged, the grantors do, by these presents, grant and convey unto the grantees, their heirs, successors, and assigns, a fifteen foot (15') wide right of way over the existing roadway located on the property of the grantors herein, as the same is presently located, for purposes of ingress and egress to and from West Virginia County Route 53 (Ford Hill Road), and for utilities, as said right of way is depicted on that certain Plat of Survey prepared by Richard L. Moreland, Professional Surveyor, to be recorded contemporaneously herewith.

Said right of way shall be non-exclusive, and may be used by all parties having the legal right to do so.

The parties of the first part herein are under no obligation to maintain said right of way.

The parties of the first part do reserve the right to place a locked gate on this right of way, however, a key or combination would be provided to the parties of the second part, their heirs, successors, or assigns.

TO HAVE AND TO HOLD said right of way unto the Grantees, their heirs and assigns.

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

WITNESS the following signatures and seals:

Ivan B. Dove (SEAL)
IVAN B. DOVE

Tammy A. Dove (SEAL)
TAMMY A. DOVE

STATE OF West VIRGINIA,
COUNTY OF HARDY, TO WIT:

I, Preston D Henderson, a Notary Public within and for the county and state aforesaid, do hereby certify that IVAN B. DOVE and TAMMY A. DOVE, his wife, whose names are signed to the foregoing instrument dated the 16th day of October, 2017, have this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 17th day of January, 2017.



Preston D Henderson
Notary Public

This instrument was prepared by W. Joseph Milleson, Jr., Attorney at Law, Romney, West Virginia.

Z:\Frankie\Rights of Way\Daugherty from Dove IE.wpd

KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
50 E. MAIN STREET
ROMNEY, WV 26767

Eric W Strite
HARDY County 02:34:30 PM
Instrument No 164954
Date Recorded 02/01/2018
Document Type ROW
Pages Recorded 3
Book Page 547-814-816
Recording Fee \$5.00
Additional \$6.00