

FNB BANK, INC.,
A West Virginia Banking
Corporation

TO: DEED

WILLIAM E. HOGLE
and
KIM E. HOGLE,
his wife

THIS DEED, made this 26th day of
October, 2018, by and between FNB
Bank, Inc., A West Virginia Banking
Corporation, grantor, party of the
first part, and William E. Hogle and
Kim E. Hogle, his wife, grantees,
parties 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 parties of the second part as joint tenants with full rights of
survivorship as hereinafter enumerated, and with covenants of Special
Warranty of Title, all that certain tract or parcel of real estate
containing 11 acres, more or less, situate in Mill Creek District,
Hampshire County, West Virginia, and more particularly bounded and
described by that metes and bounds description of record in the Office
of the Clerk of the County Commission of Hampshire County, West Virginia,
and of record in Deed Book 550, at page 203. Said metes and bounds
description is by reference made a part hereof for all pertinent and
proper reasons. Said real estate is depicted on the 2018 Hampshire County
Land Books as being District 06, Tax Map 14, Parcel 10.6.

And being the same real estate which was conveyed to FNB Bank, Inc.,
a West Virginia Banking Corporation, by deed of Richard A. Pill and David
D. Pill, Substitute Trustees, dated May 15, 2018, of record in the
aforesaid Clerk's Office in Deed Book 550, at Page 203.

TOGETHER WITH AND SUBJECT to that certain right of way dated June
27, 2018, executed by Donald B. Combs and Pamela S. Combs, unto FNB Bank,
Inc., for the purpose of ingress and egress to the subject real estate,
of record in said Clerk's Office in Deed Book 551 at page 515.

Reference is made to that certain "Plat of Partial Property Line Survey for FNB Bank, Inc.", dated October 23, 2018, is attached hereto and made a part hereof for all pertinent and proper reasons.

This conveyance is made subject to all utility easements and rights-of-way of record, subject to any restrictive covenants of record, and subject to any unpaid real estate taxes, and other utility or governmental assessments.

This conveyance is made unto the parties of the second part as joint tenants with full rights of survivorship, which is to say, should William E. Hogle, predecease his wife, Kim E. Hogle, then the entire full, fee simple title in and to said real estate shall vest solely in Kim E. Hogle; and should Kim E. Hogle predecease her husband, William E. Hogle, then the entire full, fee simple title in and to said real estate shall vest solely in William E. Hogle.

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 2019, 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.

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 \$110,000.00. And the grantor affirms that the grantor is exempt from the tax withholding requirements of WV Code § 11-21-71b, for the following reason: Grantor is a resident entity of the State of West Virginia.

WITNESS the following signature and seal:

FNB Bank, Inc.,
a West Virginia Banking Corporation

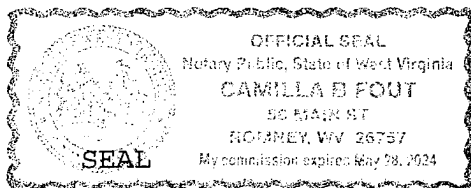
By: *Travis G. Delaplain* (SEAL)
Travis G. Delaplain, President/CEO

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, *Camilla B. Fout*, a Notary Public, in and for the county and state aforesaid, do hereby certify that Travis G. Delaplain, in his capacity as President/CEO, of FNB Bank, Inc., a West Virginia Banking Corporation, whose name is signed and affixed to the foregoing deed dated the 26th day of October, 2018, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this *30th* day of October, 2018.



Camilla B. Fout
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\H\Hogle, W&K fr. FNB Bank.11 ac.2018.968.wpd
cbf/10-26-18

Instrument No 190303
Date Recorded 10/31/2018
Document Type DEED
Pages Recorded 4
Book-Page 553-481-484
Recording Fee \$11.00
Transfer Tax \$605.00
HB4331 Tax \$242.00
Additional \$35.00

HAMPSHIRE MERIDIAN
8-03 WEST 1990
ALL BEARINGS MAGNETIC

0.2 OF A MILE
TO ROUTE 220

**CENTERLINE OF
RILLA SMITH ROAD
A DIRT ROAD &
RIGHT OF WAY**

**CARLSON
DB 521/500
TM 14/10.5**

FNB BANK, INC.
DB 550/203
TM 14/10.6

PLISKA & MCGEE
DB 523/525
TM 14/10.3

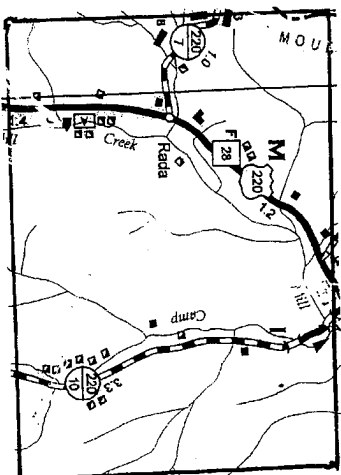
S 33°24'30" W
623.84'

100

DATE 10/26/18

CONFIDENTIAL

**PLAT OF PARTIAL PROPERTY LINE SURVEY FOR
FNB BANK, INC.
MILL CREEK DISTRICT, HAMPSHIRE COUNTY, WV
REFERENCE: DEED BOOK 550, PAGE 203 AND
TAX MAP 14, PARCEL 10.6**



VICINITY MAP

[illegible]

WEST VIRGINIA
ROBERTSON
SURVEYOR

EDWARD J. MAYHEW
LICENSED
No. 921
STATE OF

MATHEW SURVEYING

EDWARD J. MAYHEW, PROFESSIONAL SURVEYOR

P.O. BOX 313, ROMNEY, WEST VIRGINIA 26757

PHONE OR FAX: (304) 822 - 3513

CELL: (304) 359 - 3170

SCALE: 1" = 200 FEET

DATE: 10/23/18

REVISIONS:

BEING THE SAME TRACT OR PARCEL OF LAND
CONVEYED TO FNB BANK, INC. BY DEED DATED
THE 15th DAY OF MAY, 2018 AND IS RECORDED IN
DEED BOOK 550, PAGE 203 IN THE OFFICE OF THE
CLERK OF THE COUNTY COMMISSION OF
HAMPSHIRE COUNTY, WEST VIRGINIA.