

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Clerk.

**RIDGERUNNER PROPERTIES, LLC,
A West Virginia Limited
Liability Company**

TO: DEED

JARED A. STOLTZFUS

THIS DEED, Made this 5th day
of September, 2017, by and between
Ridgerunner Properties, LLC, a West
Virginia Limited Liability Company,
grantor, party of the first part,
and, Jared A. Stoltzfus, grantee,
party 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 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 and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate situate in Springfield District, Hampshire County, West Virginia, containing **17.96 acres**, more or less, and more particularly described as follows:

First Parcel: All that certain tract of land adjacent to and north of West Virginia Route 5, being a part of the Jack Walker property situate in Springfield District, Hampshire County, West Virginia, known and designated as Lot No. 2, containing 16.15 acres, more or less, and being more particularly bounded and described by that certain Description of Survey and Plat of Survey prepared by Kennis F. Snyder, Licensed Land Surveyor, dated November, 2009, which said Description of Survey and Plat of Survey are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 424 at Pages 377 and 378, respectively, and are by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said parcel is depicted on the 2017 Hampshire County Real Estate Books as being Tax Map 4, Parcel 54.6001.

Second Parcel: All of that certain tract or parcel of real estate situate in Springfield District of Hampshire County, West Virginia, located West of and adjacent to WV Route 5, approximately six miles North of U.S. Route 50, containing 1.81 acres, more or less, and which said 1.81 acre parcel is more particularly bounded and described as being "Lot B" on that certain Description of Survey and Plat of Survey entitled

"Scott D. Mullins, et ux", as prepared by Kennis F. Snyder, Professional Surveyor, dated March 29, 2005, which said Description of Survey and Plat of Survey are of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 443 at Pages 575 and 576, respectively, and are by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real estate. Said parcel is depicted on the 2017 Hampshire County Real Estate Books as being Tax Map 4, Parcel 54.6002.

And being the same real estate conveyed unto Ridgerunner Properties, LLC, A West Virginia Limited Liability Company, by deed of Scott D. Mullins and Karen L. Mullins, his wife, who is one and the same person as Karen Lynn Mullins, dated May 1, 2012, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 506, at page 685.

First Parcel and Second Parcel have been heretofore merged for the exclusive purpose of increasing the area of said parcel to create the 17.96 acre, more or less, parcel conveyed herein. The merged properties shall not be used or sold individually unless the prevailing county laws are complied with.

Said real estate is subject to that certain Right of Way Agreement, dated April 25, 2012, by and between Scott D. Mullins and Karen Lynn Mullins, his wife, and Cherie L. Mullins, which said Right of Way Agreement is of record in the aforesaid Clerk's Office in Deed Book 506, at page 681.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees 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 name of the grantor.

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.

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 \$175,000.00. The grantor further affirms that it is a resident entity 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 § 11-21-71b(d)(1)(A).

WITNESS the following signature and seal:

Ridgerunner Properties, LLC,
A West Virginia
Limited Liability Company

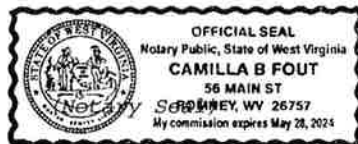
BY: Keenan L. Shanholtz (SEAL)
Keenan L. Shanholtz, Member

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 Keenan L. Shanholtz, Member of Ridgerunner Properties, LLC, a West Virginia Limited Liability Company, whose name is signed and affixed to the foregoing deed, dated the 5th day of September, 2017, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 29th day of September, 2017.



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\S\Stoltzfus, J fr. Ridgerunner Prop.17.96 acres.2017.875.wpd
cbf/9-5-17

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

Eric W. Strife
HAMPSHIRE COUNTY 02:41:09 PM
Instrument No 182572
Date Recorded 09/29/2017
Document Type DEED
Pages Recorded 3
Book-Page 544-20
Recording Fee \$11.00
Transfer Tax \$770.00
HRA331 Tax \$385.00
Additional \$35.00

SCOTT D. MULLINS
AND
KAREN LYNN MULLINS, HIS WIFE
TO: RIGHT OF WAY AGREEMENT
CHERIE L. MULLINS

THIS RIGHT OF WAY AGREEMENT, made
this 25th day of April, 2012, by and
between Scott D. Mullins and Karen
Lynn Mullins, his wife, parties of
the first part, and Cherie L.
Mullins, party of the second part,

WHEREAS, the parties hereto are the owners of those two certain
contiguous tracts of real estate situate in Romney District of Hampshire
County, West Virginia. The parties of the first part tract own that
certain tract containing 17.96 acres, more or less, which they acquired
by those certain deeds of record in the Office of the Clerk of the County
Commission of Hampshire County, West Virginia in Deed Book No. 424, at
page 374 (16.15 acres), and in Deed Book No. 443, at page 573 (1.81
acres). Said 16.15 acre parcel and said 1.81 acre parcel were merged to
form said 17.96 acre parcel. Cherie L. Mullins owns those certain
contiguous parcels of real estate containing 11.60 acres, and also 2.72
acres, which were acquired by her by deed of record in the Office of the
Clerk of the County Commission of Hampshire County, West Virginia, in
Deed Book No. 424, at page 369. All three of said parcels are shown on
that certain plat of record in said Clerk's Office in Map Book No. 11,
at page 112; and,

WHEREAS, the parties of the first part herein do now desire to grant
and convey unto Cherie L. Mullins, her heirs and assigns, a non-exclusive
right of way over their real estate, for purposes of ingress, egress and
utilities, to and from her adjoining real estate and the public highway
(Jersey Mountain Road); and,

WHEREAS, Cherie L. Mullins does now also desire to grant and convey
unto the parties of the first part herein, their heirs and assigns, a
non-exclusive right of way over her real estate, for purposes of ingress,
egress and utilities, as shown on the attached plat of survey; and,

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

WITNESSETH: That for and in consideration of the sum of \$1.00, and
the mutual covenants and agreements contained herein, the parties of the
first part herein do now grant and convey unto Cherie L. Mullins, her
heirs, successors, and assigns, a non-exclusive right of way over their
above described real estate, which said right of way shall be 30 feet in
width, and which said right of way is shown on those certain plats of


record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 443 at page 576, Deed Book No. 473 at page 93, and in Map Book No. 11, at page 112. Said right of way is also shown on the attached plat, as prepared by Edward J. Mayhew, Professional Surveyor, dated April 23, 2012, as "30' Wide Right of Way."


There is further granted unto Cherie L. Mullins, her heirs and assigns, an additional right of way over the real estate of the parties of the first part, which said right of way is shown on the attached plat as "Northeastern Edge of a Dirt Road and Limits of Additional Nonexclusive Right of Way." Said rights of way shall be nonexclusive, and shall be for the benefit of the owner(s) of the real estate of the party of the second part herein, and all persons having legal right to use same shall be permitted to do so, including the parties of the first part herein, their heirs and assigns.

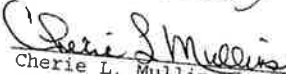
FURTHER: That for and in consideration of the sum of \$1.00, and the mutual covenants and agreements contained herein, Cherie L. Mullins does now grant and convey unto the parties of the first part, their heirs, successors, and assigns, a non-exclusive right of way over her above described real estate, which said right of way shall be 30 feet in width, and which said right of way is shown on the attached plat, as prepared by Edward J. Mayhew, Professional Surveyor, dated April 23, 2012, as "30' Wide Nonexclusive Right of Way Across Cherie Mullins." This right of way shall also be nonexclusive, and shall be for the benefit of the owner(s) of the real estate of the parties of the first part herein, and all persons having legal right to use same shall be permitted to do so, including the party of the second part herein, her heirs and assigns.

TO HAVE AND TO HOLD the aforesaid rights of way unto the respective parties herein, their heirs, successors, and assigns.

WITNESS the following signatures and seals:


Scott D. Mullins (SEAL)


Karen Lynn Mullins (SEAL)


Cherie L. Mullins (SEAL)

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Nilah Jane Heishman, a Notary Public within and for the county and state aforesaid, do hereby certify that **Scott D. Mullins** and **Karen Lynn Mullins**, his wife, whose names are signed to the foregoing instrument dated the 25th day of April, 2012, have this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 1st day of May, 2012.

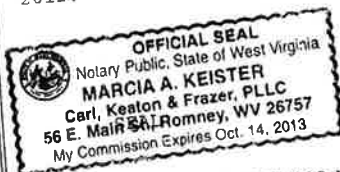


Nilah Jane Heishman
Notary Public

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Marcia A. Keister, a Notary Public within and for the county and state aforesaid, do hereby certify that **Cherie L. Mullins**, whose name is signed to the foregoing instrument dated the 25th day of April, 2012, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 1st day of May, 2012.



Marcia A. Keister
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia, without title examination.
njhrighofway/4-25-12/wck/Mullins fr Mullins

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

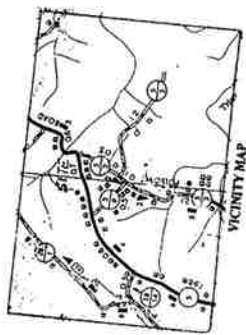
10/10/10 Regoing Instrument, together with the certificate of its acknowledgement, was this day presented in said office and admitted to record.

HAMPDEN MERIDIAN
1-07 WEST
ALL BEARINGS MAGNETIC

Teste: *[Signature]* Clerk

Date Recorded 05/03/2012
Document Type 889
Pages Recorded 4
Book-Page 506-681
Recording Fee \$5.00
Additional \$6.00

**PLAT OF PARTIAL PROPERTY LINE SURVEY FOR
SCOTT AND KAREN MULLINS
SPRINGFIELD DISTRICT, HAMPSHIRE COUNTY, WV
REFERENCE: DEED BOOK 443, PAGE 573,
DEED BOOK 424, PAGE 374 AND TAX MAP 4, PARCEL 54**



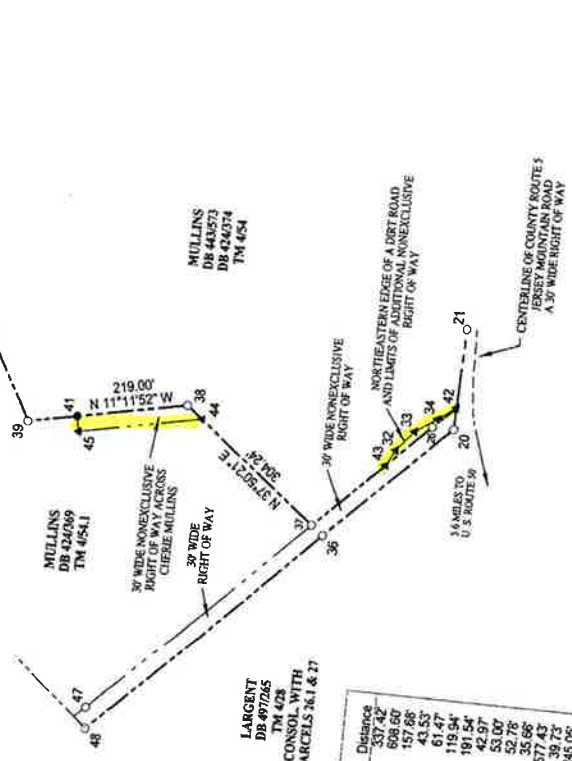
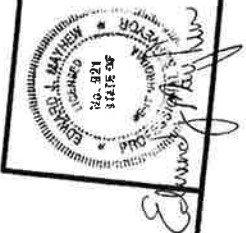
BOOK 506 PAGE 684

LEGEND

| | | | | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| NO 1 REBAR ID. | NO 2 REBAR ID. | NO 3 REBAR ID. | NO 4 REBAR ID. | NO 5 REBAR ID. | NO 6 REBAR ID. | NO 7 REBAR ID. | NO 8 REBAR ID. | NO 9 REBAR ID. | NO 10 REBAR ID. |
| NO 1 REBAR SET | NO 2 REBAR SET | NO 3 REBAR SET | NO 4 REBAR SET | NO 5 REBAR SET | NO 6 REBAR SET | NO 7 REBAR SET | NO 8 REBAR SET | NO 9 REBAR SET | NO 10 REBAR SET |
| CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT | CALCULATED POINT |

EDWARD J. MAYHEW
PROFESSIONAL SURVEYOR
P. O. BOX 313, ROMNEY, WEST VIRGINIA 26757
PHONE OR FAX: (304) 822-3513

SCALE 1" = 20 FEET
DATE 02/12
REVISIONS
1
2



LINE TABLE

| From | To | Bearing | Distance |
|------|----|-----------------|----------|
| 20 | 36 | N 44° 32' 22" W | 337.42' |
| 36 | 48 | N 44° 30' 02" W | 608.60' |
| 42 | 21 | S 88° 07' 28" E | 157.68' |
| 42 | 26 | N 44° 35' 30" W | 43.53' |
| 42 | 33 | N 44° 35' 30" W | 61.47' |
| 42 | 34 | N 38° 33' 07" W | 119.54' |
| 42 | 37 | N 34° 35' 12" W | 181.54' |
| 42 | 38 | N 45° 47' 54" W | 42.97' |
| 42 | 43 | N 44° 34' 03" W | 52.76' |
| 42 | 44 | N 37° 55' 35" W | 35.68' |
| 42 | 45 | S 11° 11' 52" E | 577.43' |
| 42 | 46 | S 78° 48' 08" W | 245.05' |
| 42 | 47 | N 11° 11' 52" W | 30.00' |
| 42 | 48 | N 11° 11' 52" W | 37.66' |

4-23-12
[Signature]