

**LDR GROUP, LLC, a West
Virginia Limited
Liability Company**

TO: DEED

BERNARD A. HALVERSON

THIS DEED, Made this 23rd day of
December, 2020, by and between LDR
Group, LLC, a west Virginia Limited
Liability Company, grantor, party of
the first part, and Bernard A.
Halverson, 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, and to be free and clear of all liens and encumbrances, all that certain tract or parcel of real estate situate in Romney District, Hampshire County, West Virginia, originally containing 1.02 acres, more or less, as more particularly described in the deed of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in deed Book NO. 472, at page 300.

LESS, HOWEVER, that certain outconveyance containing 0.36 of an acre, more or less, which was conveyed to Ralph C. Keaton, et ux, by deed dated August 14, 1969, of record in the aforesaid Clerk's office in Deed Book No. 183, at page 264, together with a perpetual right to use the foot path leading from the B&O Railroad right of way, at the line fence between the property of C.W. Parsons, Sr. and the Charles and Garrett Long property, and following the line fence from said railroad to the South Branch of the Potomac River. Said 0.36 acre tract is more particularly described by metes and bounds as set forth in Deed Book No. 472, at page 301.

THUS LEAVING, for purposes of this conveyance, 0.65 of an acre more or less, however this is a conveyance in gross and not by the acre. Said real estate is depicted on the Hampshire County Land Books as **0.65 acres, more or less - Tax Map 29, parcel 40** for Romney District.

And being the same real estate which was conveyed unto LDR Group, LLC, a West Virginia Limited Liability Company, by deed of Fannie Mae (aka Federal National Mortgage Association), a corporation organized and

existing under the laws of the United States, dated February 29, 2008, and of record in the aforesaid Clerk's office in Deed Book No. 472, at page 300.

Although the real estate taxes may be prorated between the parties as of the day of closing, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2021, 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, waters, timbers, 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 \$115,000.00. The grantor affirms 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.

WITNESS the following signatures and seals:

LDR GROUP, LLC, a West Virginia
Limited Liability Company

BY:  (SEAL)
Darryl A. Augenstein, Member

BY:  (SEAL)
Rhonda G. Augenstein, Member

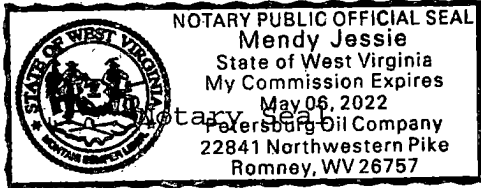
STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Mendy Jessie, a Notary Public in and for the county and state aforesaid, do certify that **Darryl A. Augenstein and Rhonda G. Augenstein, in their capacities as Member of LDR Group, LLC, a West Virginia Limited Liability Company, whose names are signed and**

affixed to the foregoing deed dated the 23rd day of December, 2020, has this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 23 day of December, 2020.



Mel JJ
Notary Public

This instrument was prepared by Holly E. Dante without the benefit of a title examination, title report, title certificate or title insurance commitment, and neither the preparer nor Keaton, Frazer & Milleson, PLLC, by the preparation of this instrument make any express or implied warranties, representations or affirmations of any kind, nature, or character, including, without limitation, warranties, representations, or affirmations relating to the quality of title, the nature of title, possession, quiet enjoyment, merchantability, fitness for a particular purpose, the condition of the property, access to the property, or the capacity of any of the grantors to grant or convey title.

Z:\Suzanne\Deeds\Halverson fr. LDR Group LLC 2020.wpd
spk.12.23.2020

Hampshire County
ERIC W. STITE, Clerk
Instrument 205847
12/30/2020 @ 08:43:40 AM
DEED
Book 571 @ Page 739
Pages Recorded 3
Recording Cost \$ 46.00
Transfer Tax \$ 632.50
Farm Land Tax \$ 253.00