

2/18/14

DENKE S EPPERSON
253 PERSIMMON PEAR LANE
HARPERS FERRY, WV 25425-

Lauren Ellifritz
MINERAL County 03:55:54 PM
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Transfer Tax \$198.00
HB4331 Tax \$99.00
Additional \$25.00

THIS DEED, made this 6th day of February, 2014, by and between PENDLETON
COMMUNITY BANK, party of the first part, hereinafter called the GRANTOR,

a
n
d

Return to
253 Persimmon
Pear Ln,
Harper's Ferry
WV 25425

DENKE S. EPPERSON AND CHERYL BEUNING, whose address is RR 1 Box 128 Burlington,
WV 26710, parties of the second part, hereinafter called the GRANTEES.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in
hand paid, and for other good and valuable consideration, the receipt of which is hereby
acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with covenants of
special warranty, further assurances and free and clear of all liens and encumbrances, unto the said
Denke S. Epperson and Cheryl Beuning, as joint tenants with right of survivorship, and not as
tenants in common, all that certain tract or parcel of real estate situate, lying, and being known and
designated as follows:

ALL that certain lot or parcel of land situate, lying and being along the South side
of an access road about 0.40 mile NW of the Patterson Creek Road about 4 miles SW
of Burlington, West Virginia, lying and being in Welton District, Mineral County,
West Virginia, designated as Lot 7, Section II, of Fairview Subdivision, containing
14.297 acres ±, and is more particularly described in a deed recorded in the Office
of the Clerk of the County Commission of Mineral County, West Virginia. in Deed
Book 252, at page 90.

JACK C. BARR, ESQUIRE

The above described real estate is the same as was conveyed unto Pendleton Community Bank by Deed dated October 15, 2012, from Nelson M. Michael, Trustee, which Deed is recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia in Deed Book 353, at Page 226.

There is also hereby conveyed a 1980 Liberty Mobile Home. Title # BJ04928 which is permanently affixed to said real estate.

Subject to those "Reservations, Restrictive Covenants, and Conditions relating to Fairview Subdivision, Section I, Welton District, Mineral County, West Virginia," which are dated August 26, 1981, and are recorded in the aforesaid Clerk's Office in Deed Book 226, at Page 436.

SUBJECT TO THE RESERVATION unto the prior Grantors, their heirs and assigns, of a right-of-way 20' in width, over, across, and through the real estate conveyed herein, the right-of-way hereby reserved being a part of a 40' wide right-of-way for ingress and egress and all purposes necessary in the use, occupancy, and enjoyment of land in said Fairview Subdivision. The right-of-way hereby reserved is more particularly located adjacent to and parallel with the property lines of said lot that are the center line of said access road, and being at the shaded area shown on said Plat of Fairview Subdivision.

FURTHER CONVEYED unto the Grantee, as a privilege appurtenant to the real estate conveyed hereby, the right to the use in common with others having such right of the roads in said Section I as a means of ingress to and egress from the real estate conveyed hereby.

EXCEPTING AND RESERVING THEREFROM, HOWEVER, from this conveyance, all of the minerals within and underlying the above described real estate.

JACK C. BARR, ESQUIRE

This conveyance is made subject to all existing reservations, restrictions, exceptions, easements, rights of way, or other servitudes, if any, retained or created in prior deeds of record in the chain of title to the property conveyed herein.

"By the acceptance of this deed, the Grantee acknowledge, agree and understand that they are accepting the improvements, buildings, etc., upon the above described real estate in an "AS IS" condition, and that there are no specific warranties made by the Grantor, nor has the grantee relied upon any specific warranties in connection with the purchase and conveyance thereof."

The Grantor hereby declares under penalties of law that the Grantor is exempt from nonresident withholding in regard to transfers because the undersigned Grantor is an entity of the State of West Virginia as defined by West Virginia Code §11-21-71b and the rules and regulations related thereto.

The Grantor hereby declares that the total consideration paid for the property conveyed hereby is \$45,000.00.

TO HAVE AND TO HOLD the above described real estate, together with any and all improvements thereon, and the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said Denke S. Epperson and Cheryl Beuning as joint tenants with the right of survivorship, and not as tenants in common, his, or her, heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, Pendleton Community Bank, has caused the foregoing deed to be signed by its CFO, this 6 day of FEBRUARY, 2014.

PENDLETON COMMUNITY BANK

By [Signature]
Its CFO

JACK C. BARR, ESQUIRE