

KARI L. SWICK

TO: DEED

**NEW ROAD HOLDINGS, LLC, a
West Virginia Limited
Liability Company**

THIS DEED, made this 1st day of
June, 2022, by and between Kari L.
Swick, grantor, party of the first
part, and New Road Holdings, LLC, a
West Virginia Limited Liability
Company, 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 known and designated as **Lot No. 109**, together with the dwellings and improvements thereunto belonging, situate on Ebenezer Mountain in Sherman District, Hampshire County, West Virginia, as shown on the map or plat of **Sunrise Summit Subdivision** of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book No. 2, at page 15, and which said real estate is more particularly described and bounded as follows:

"Beginning at a point in the Northwest boundary line of Crestview Drive, thence North 44° 24' 20" West 176.77 feet to the common corner of Lot Nos. 104, 103, 110 and 109; thence North 44° 07' 19" East 120 feet to the common corner of Lot Nos. 105, 104, 109 and 108; thence South 44° 18' 11" east 171.57 feet to the corner of said lot located in the Northwest boundary line of Crestview Drive in a Southwesterly direction with said boundary line, 119.96 feet to the beginning; containing **0.478 of an acre**, more or less."

Said real estate is depicted on the Hampshire County Land Books as Tax Map 36B, Parcel 39 for Sherman District.

And being the same real estate which was conveyed unto Kari L. Swick by deed of Robert L. Pryor by deed of Robert L. Pryor, by his Attorney-in-Fact, Gerald Wayne Pryor, dated December 6, 2013, of record in the aforesaid Clerk's in Deed Book No. 518, at Page 147.

This conveyance is subject to all those restrictive covenants and conditions relative to the Sunrise Summit Subdivision, and which are of record in the aforesaid Clerk's Office in Deed Book No. 202, at page 471, and any and all amendments thereto, said covenants and conditions being hereafter binding upon the grantee herein, its heirs and assigns, and shall henceforth, by agreement of all the parties hereto, be considered covenants running with the land.

For the consideration aforesaid, the grantor does hereby grant unto the grantee, its heirs and assigns, all of the grantor's right, title and interest in and to the use of all the streets and ways as shown on the map or plat of the Sunrise Summit Subdivision for the purpose of going to and from said real estate to the public highway.

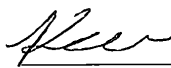
Said real estate is taken together with and subject to a shared driveway.

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 2022, 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 \$115,000.00. The grantor affirms that she is a resident 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.

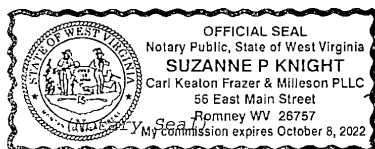
WITNESS the following signature and seal:

 (SEAL)
Kari L. Swick

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

I, Suzanne P. Knight, a Notary Public, in and for the Kari L. Swick, whose name is signed and affixed to the foregoing deed, dated the 1st day of June, 2022, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 11th day of June, 2022.



Suzanne P. Knight
Notary Public

KEATON,
FRAZER,
& MILLESON,
PLLC

ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

This instrument prepared by William C. Keaton, Attorney
Frazer & Milleson, PLLC, 56 East Main Street, Romney, WV 26757
Z:\Jo Ellen\WP\Deeds\S\SD\Sunrise Summit\Sherman Dist\Lot 109. New
fr.Swick, 2022.703.wpd

Hamshire County
Eric W. Stites, Clerk
Instrument 218980
06/24/2022 @ 08:29:17 AM
DEED
Book 586 (3) Page 540
Pages Recorded 2
Recording Fee \$
Transfer Tax \$
Firm Land Tax \$
52.00
632.50
253.00