

KATHRYN BARCLAY ABBETT,
ROGER W. BARCLAY,
ELIZABETH W. BARCLAY,
Heirs of Robert W. Barclay, Jr.,

and

SABINE W. BARCLAY,
as the Natural Guardian of
Charlie Barclay and Anni Barclay,
Heirs of Thomas Barclay

TO: DEED

SUSAN C. HELLEKSON

THIS DEED, made this 2nd day
of August, 2021, by and between
Kathryn Barclay Abbett, Roger W.
Barclay, Elizabeth W. Barclay,
Heirs of Robert W. Barclay, Jr.,
and Sabine W. Barclay, as the
Natural Guardian of Charlie
Barclay and Anni Barclay, Heirs
of Thomas Barclay, Grantors,
parties of the first part, and
Susan C. Hellekson, party of the
second part, Grantee.

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
parties of the first part do, by these presents, grant and convey unto
the said party of the second part, with covenants of General Warranty of
Title, together with all rights, rights of way, improvements and
appurtenances thereunto belonging, all that certain lot or parcel of
land, lying and being situate in Gore District, Hampshire County, West
Virginia, containing **13.13 acres**, more or less, and designated as **Lot No.
Twenty-Eight (28) of Cacapon Mountain Retreat Subdivision** on that certain
plat prepared by Rickie C. Davey, Licensed Land surveyor, West Virginia
License No. 535, which said Plat of Survey is of record in the Office of

the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 4, at Page 99. Said plat is 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 real estate is depicted on the Hampshire County Land Books as Tax Map 21, Parcel 61.

And being the same real estate conveyed to Robert W. Barclay, Jr., by Thomas E. Matthews by deed dated July 2, 2004, and of record in the aforesaid Clerk's Office in Deed Book 459 at Page 651. The said Robert W. Barclay, Jr., died intestate on March 10, 2020, leaving his children, namely Kathryn B. Abbett, Elizabeth Barclay, Roger Barclay, and Thomas Barclay, as his heirs at law. The said Thomas Barclay died intestate April 26, 2014, leaving his children, namely, Charlie Barclay and Anni Barclay, infants, as his sole heirs at law.

By the attached Agreed Order Granting Sale of Real Property in the Circuit Court of Hampshire County, West Virginia,, dated July 12, 2021, and styled *Sabine Barclay, as the Natural Guardian of Charlie Barclay and Anni Barclay, Kathryn B. Abbett, Roger Barclay, and Elizabeth Barclay, vs. Charlie Barclay and Anni Barclay, Infants, Case No. 21-CIG-1*, Sabine Barclay, as Guardian of Charlie Barclay and Anni Barclay, was authorized and empowered to sell said real estate on behalf of said minors, and to grant and convey the interest of said minors in said real estate to the grantee herein.

The real estate herein is subject to any and all oil and gas leases which may encumber same, but, and the Grantors do hereby convey unto the Grantee all of their right, title and interest in and to any and all oil and gas leases which may encumber same.

It is further understood and agreed that only one-half (½) of the mineral rights relative to this real estate is to be conveyed, as the remaining one-half (½) interest in and to said minerals has been previously conveyed to other persons.

The real estate herein is subject to certain protective covenants which shall be deemed real covenants running with the land, of record in the aforesaid Clerk's Office in Deed Book 287, at Page 321; Deed Book 416, at Page 306; Deed Book 466, at Page 151; and Deed Book 526, at Page 685, and any and all other amendments thereto.

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.

The Grantors hereby certifies, under penalties as prescribed by law, that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$49,900.00. Kathryn Barclay Abbett, Elizabeth W. Barclay, and Sabine W. Barclay, as the Natural Guardian of Charlie Barclay and Anni Barclay, affirms that they are not residents of West Virginia, and are therefore subject to the tax withholding requirements of the West Virginia Code. Roger Barclay affirms that he is a West Virginia resident and therefore is exempt from the tax withholding requirements of the West Virginia Code.

WITNESS the following signatures and seals:

(Signature and Notary provision continue on the following pages)