

BOOK 441 PAGE 564

65434

mailed: 3-22-05
Mfm Mark R. Hansen
3824 Whitman Rd
Annandale, Va. 22003

WILLIAM L. HOOTON
and
KONNIE L. HOOTON,
his wife

THIS DEED, made this 16th day of March,
2005, by and between William L. Hooton
and Konnie L. Hooton, his wife, grantors
and parties of the first part, and Mark
R. Hansen and Cheryl B. Hansen, his wife,
grantees and parties of the second part,

TO: DEED

MARK R. HANSEN
and
CHERYL B. HANSEN,
his wife

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid in law, receipt whereof being hereby acknowledged, the said parties of the first part do, by these presents, grant and convey unto the said parties of the second part, as joint tenants with full rights of survivorship as hereinafter enumerated, with covenants of General Warranty of Title, all that certain tract or parcel of real estate situate in Gore District of Hampshire County, West Virginia, containing 13.890 acres, more or less, and designated as **Lot No. 1 of Cacapon Mountain Retreat Subdivision** on that certain plat prepared by Rickie C. Davy, Licensed Land Surveyor, West Virginia License No. 535, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 4 at Page 99.

And being the same real estate which was conveyed unto William L. Hooton and Konnie L. Hooton, his wife, by deed of Thomas E. Matthews, Trustee for Lewis Joint Venture, dated August 2, 1986, of record in the aforesaid Clerk's Office in Deed Book 294 at Page 491.

The real estate herein conveyed is subject to all those rights, rights of way, roads, easements and appurtenances of record in the aforesaid Clerk's Office.

This conveyance is subject to any and all oil and gas leases which may encumber the real estate herein conveyed, but, for the consideration above stated, the grantors do hereby sell, assign, set over and transfer unto the grantees all of the grantors' right, title and interest in and to any and all oil and gas leases which may encumber the real estate herein conveyed insofar and insofar only as they pertain to the real estate herein conveyed.

CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
59 E. MAIN STREET
RONNEY, WV 26757

IT IS FURTHER UNDERSTOOD AND AGREED THAT ONLY ONE-HALF (½) OF THE MINERAL RIGHTS RELATIVE TO THIS REAL ESTATE IS TO BE CONVEYED WITH THIS TRANSACTION AS THE REMAINING ONE-HALF (½) INTEREST IN AND TO SAID MINERALS HAS HERETOFORE BEEN CONVEYED TO OTHER PERSONS.

The real estate herein conveyed is subject to those certain protective covenants, which are of record in the aforesaid Clerk's Office in Deed Book 294 at Page 494, and by reference are made a part hereof and incorporated herein, said protective covenants being deemed real covenants running with the land.

The real estate herein conveyed is further subject to those certain Amended Protected Covenants for Cacapon Mountain Retreat, dated October 21, 2001, of record in the aforesaid Clerk's Office in Deed Book 416 at Page 306, and by reference are made a part hereof and incorporated herein, said protective covenants being deemed real covenants running with the land.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2005, although same may still be assessed in the name of the grantors.

This conveyance is made unto the grantees herein as joint tenants with full rights of survivorship, which is to say, if Mark R. Hansen should predecease his wife, Cheryl B. Hansen, then the entire fee simple title in and to said real estate shall vest solely in Cheryl B. Hansen; and if Cheryl B. Hansen should predecease her husband, Mark R. Hansen, then the entire fee simple title in and to said real estate shall vest solely in Mark R. Hansen.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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.

We 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 \$190,000.00.

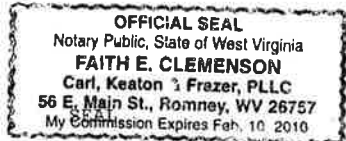
WITNESS the following signature and seal:

William L. Hooton (SEAL)
William L. Hooton

Konnie L. Hooton (SEAL)
Konnie L. Hooton

STATE OF WEST VIRGINIA
COUNTY OF HAMPSHIRE, TO WIT:

I, Faith E. Clemenson, a Notary Public, in and for the county and state aforesaid, do hereby certify that William L. Hooton and Konnie L. Hooton, his wife, whose names are signed and affixed to the foregoing deed dated the 16th day of March, 2005, have each this day acknowledged the same before me in my said county and state. Given under my hand and Notarial Seal this 16th day of March, 2005.



Faith E. Clemenson
Notary Public

THIS INSTRUMENT WAS PREPARED BY
JULIE A. FRAZER, ATTORNEY AT LAW,
56 E. MAIN ST., ROMNEY, WEST VIRGINIA 26757.

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

SHARON H. LINK
HAMP SHIRE COUNTY 01:33:18 PM
Instrument No 70075
Recorded Date 03/17/2005
Document Type DEED
Book-Page 441-564
Rec./Add Fee 10.00 419.00
Transfer Tax 856.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 3/17/05 1:33 p.m.

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

Teste Sharon H. Link Clerk

UDEED LLC
9041 PECOS RD STE 3900
HENDERSON, NV 89074-6601

After Recording Mail To:
uDeed, LLC - 74547
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Mail Subsequent Tax Statements To:
Mark R. Hansen, Trustee, et al
3834 Whitman Road
Annandale, VA 22003

3

Assessor's Parcel Number: Part of Map 21, Parcel 29

QUITCLAIM DEED
TITLE OF DOCUMENT

THIS DEED, made this 16 day of April, 2015, by and between

Mark R. Hansen and Cheryl B. Hansen, husband and wife, as joint tenants with full rights of survivorship (GRANTOR),

AND

Mark R. Hansen and Cheryl B. Hansen, Trustees under The Hansen Family Trust, dated July 30, 2014 (GRANTEE),

WHOSE mailing address is 3834 Whitman Road, Annandale, Virginia 22003;

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR(S) do(es) hereby remise, release, and forever quitclaim, unto the said GRANTEE(S), subject to the hereinafter described reservations, exceptions, covenants and conditions, all of his/her/their right, title and interest in and to all that certain lot or parcel of land, together with all buildings and improvements thereon and appurtenances thereunto belonging, situate lying and being in Gore District, Hampshire County, West Virginia, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 612 CMR Ridge Road, Augusta, West Virginia 26704

Prior Recorded Doc. Ref.: **Deed: Recorded March 17, 2005; BK 441, PG 564, Doc. No. 70073**

This DEED is made subject to all reservations, exceptions, covenants and conditions contained or referred to in prior deeds or other instruments of record affecting or pertaining to the lot or parcel of land hereby conveyed.

DECLARATION OF CONSIDERATION OF VALUE: Under the penalties of fine and imprisonment as provided for by law, the undersigned GRANTOR(S) hereby declares that the transfer of real estate by this document is not subject to the excise tax on the transfer of real estate for the reason that same is a transfer to an inter vivos trust. See West Virginia Code §11-22-1.

Witness the following signatures and seals:

Mark R. Hansen
Mark R. Hansen

Cheryl B. Hansen
Cheryl B. Hansen

ACKNOWLEDGMENT

STATE OF Virginia)

COUNTY OF Fairfax) ss

The foregoing instrument was acknowledged before me, the undersigned authority, this 16 day of April, 2015, by **Mark R. Hansen** and **Cheryl B. Hansen**.

NOTARY STAMP/SEAL



DANIELLE VILLACIS
Notary Public, Reg. No. 7210161
Commonwealth of Virginia
My Commission Expires June 30, 2016

Danielle Villacis
NOTARY PUBLIC
My Commission Expires: 6/30/16

This instrument was drafted by:

Mark R. Hansen
3834 Whitman Road
Annandale, VA 22003

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF HAMPSHIRE, STATE OF WEST VIRGINIA, TO WIT:

ALL THAT CERTAIN TRACT OR PARCEL OF REAL ESTATE SITUATE IN GORE DISTRICT OF HAMPSHIRE COUNTY, WEST VIRGINIA, CONTAINING 13.890 ACRES, MORE OR LESS, AND DESIGNATED AS LOT NO. 1 OF CACAPON MOUNTAIN RETREAT SUBDIVISION ON THAT CERTAIN PLAT PREPARED BY RICKIE C. DAVY, LICENSED LAND SURVEYOR, WEST VIRGINIA LICENSE NO. 535, OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA IN MAP BOOK 4 AT PAGE 99.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL OIL AND GAS LEASES WHICH MAY ENCUMBER THE REAL ESTATE HEREIN CONVEYED, BUT, FOR THE CONSIDERATION ABOVE STATED, THE GRANTORS DO HEREBY SELL, ASSIGN, SET OVER AND TRANSFER UNTO THE GRANTEES ALL OF THE GRANTORS' RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL OIL AND GAS LEASES WHICH MAY ENCUMBER THE REAL ESTATE HEREIN CONVEYED INSOFAR AND INSOFAR ONLY AS THEY PERTAIN TO THE REAL ESTATE HEREIN CONVEYED.

IT IS FURTHER UNDERSTOOD AND AGREED THAT ONLY ONE-HALF (1/2) OF THE MINERAL RIGHTS RELATIVE TO THIS REAL ESTATE IS TO BE CONVEYED WITH THIS TRANSACTION AS THE REMAINING ONE-HALF (1/2) INTEREST IN AND TO SAID MINERALS HAS HERETOFORE BEEN CONVEYED TO OTHER PERSONS.

THE REAL ESTATE HEREIN CONVEYED IS SUBJECT TO THOSE CERTAIN PROTECTIVE COVENANTS, WHICH ARE OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 294 AT PAGE 494, AND BY REFERENCE ARE MADE A PART HEREOF AND INCORPORATED HEREIN, SAID PROTECTIVE COVENANTS BEING DEEMED REAL COVENANTS RUNNING WITH THE LAND.

THE REAL ESTATE HEREIN CONVEYED IS FURTHER SUBJECT TO THOSE CERTAIN AMENDED PROTECTED COVENANTS FOR CACAPON MOUNTAIN RETREAT, DATED OCTOBER 21, 2001, OF RECORD IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 416 AT PAGE 306, AND BY REFERENCE ARE MADE A PART HEREOF AND INCORPORATED HEREIN, SAID PROTECTIVE COVENANTS BEING DEEMED REAL COVENANTS RUNNING WITH THE LAND.

Eric W Strite
HAMPSHIRE County 11:19:35 AM
Instrument No 164252
Date Recorded 04/28/2015
Document Type DEED
Pages Recorded 3
Book-Page 529-159
Recording Fee \$11.00
Additional \$5.00