

DEED

THIS DEED, made and entered into on this the 10th day of January, 2024, by and between FLOYD DOUGLAS BONIFACIO, also known as Doug Bonifacio, and LLOYD DEAN BONIFACIO, also known as Dean Bonifacio, parties of the first part, and BONIFACIO PROPERTIES, LLC, a West Virginia limited liability corporation, party of the second part; and,

WHEREAS, it is the intention of the parties of the first part to transfer all of their right, title, and interest in those Lots or Parcels to their wholly owned and controlled limited liability corporation without consideration; and,

NOW, THEREFORE, THIS DEED WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), paid by the party of the second part to each of the parties of the first part, and other good and valuable considerations not herein mentioned, the receipt and sufficiency of all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the party of the second part, with covenants of GENERAL WARRANTY, all of their undivided right, title and interest in and to all of the parcels of real estate situate in the City of Mount Hope, Fayette County, West Virginia, more particularly bounded and described as follows:

PARCEL NO. 1:

Beginning at a point on Main Street which is a corner to Glen Jean Ins. Agency and Peter Alba, and running S 80-02 E. 39 feet to line of S.T. Bailey; thence with line of S.T. Bailey N. 29-23 W 152.5 feet thence leaving line of S.T. Bailey and running North 61-03 E. 30 feet to line of Peter Alba; thence with line of Peter Alba South 29-23 E. 128 feet to the beginning, containing (1/9) of an acre more or less.

PARCEL NO. 2:

BEGINNING at a point on Main Street which is a corner to Garrett and Peter Alba and running S 80°-02' E. 39.0 feet; thence leaving Main Street and running N 29°-23' W 128.0 feet; thence S 61°-03' W a distance of about 30 feet to Caldwell corner; thence S 29°-23' E 115 feet to the point of beginning and containing 3645 square feet more or less.

PARCEL NO. 3:

BEGINNING at a stake corner to Lot No. 16, Town of Mount Hope lot, said stake being five feet from original Brown-Smith line; thence with a line of said Lot No. 16, N 75-00 E 40 feet to a stake in the line of F. M. Bailey, formerly Hotel Lot No. 2; thence with line of same S 28-00 E 103 feet to a stake at the edge of Main Street; thence with line of same S 78-00 W 40 feet to a stake, five feet from said Brown-Smith line; thence parallel with said line N 28-00 W 100 feet to the beginning, containing 3,900 square feet, more or less.

JOHN H. SHUMATE JR.
PO DRAWER 231
MT HOPE WV 25880-0231

JOHN H. SHUMATE, JR.
ATTORNEY AT LAW
MOUNT HOPE, WV 25880

PARCEL NO. 4:

BEGINNING at a point on the north side of Court Street, thence with Court Street N 28 W, a distance of about 70 feet to a point in line of old Sugar Creek Coal and Coke Company lease, said corner being 5 feet from Smith-Brown line; thence with Court Street N 25-50 W 120 feet to a point; thence leaving Court Street N 75-50 E 101 feet to a point; thence S 25-50 E 120 feet to a point in said Sugar Creek Coal & Coke lease line; thence S 29-23 E with old Bailey lines 46.5 feet to a point; thence S 61-03 W 60 feet to a point in the line dividing old Glen Jean Insurance Agency line and old City of Mount Hope line; thence with old Glen Jean Insurance Agency line S 28 E 9 feet more or less to a point in line adjoining Garrett property; thence with said Garrett line N 75 E 40 feet to the point of beginning, containing 18,045 square feet, more or less.

PARCEL NO. 5:

BEGINNING at a point on the west side of Court Street, corner to J. L. Payne lot; thence with said Payne line S 69 W, a distance of 41 feet to an iron pin corner; thence N 27-30 W, a distance of 45.6 feet to an iron pin corner; thence N 37 ½ E 44 feet to a stake on the West side of Court Street; thence with Court Street S 27 ½ E approximately 75.6 feet to the beginning. It being the intention to convey the remaining unsold portion of Lot 17 designated on the map of the City of Mount Hope, excepting a nine foot strip along the west side thereof and a five foot strip along the East side thereof, for alley and street purposes respectively.

And being the same property conveyed to the parties of the first part by the Last Will and Testament of Phyllis Bonifacio of record in the Office of the Clerk of the County Commission of Fayette County, West Virginia, in Will Book No. 73, at Page 682.

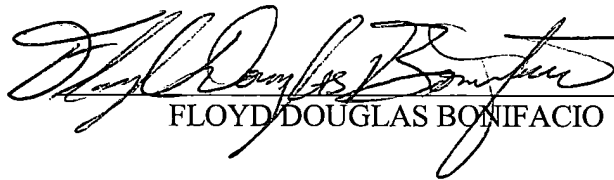
This deed is made and accepted pursuant to and subject to all validly continuing reservations, restrictions, covenants, rights-of-way and easements made and contained in all prior deeds in the chain of title to the real estate herein conveyed.

The current land book listings for the year 2023 are in the name of Dean & Doug Bonifacio, and listed for Parcel No. 1 as Tax Map No. 9, Parcel Nos. 0200 0000 6001 & 0200 0000 6002; Parcel No. 2 as Tax Map No. 9, Parcel No. 0201. Parcel No. 3 as Tax Map No. 9, Parcel No. 0202. Parcel No. 4 as Tax Map No. 9, Parcel No. 0184, and Parcel No. 5 as Tax Map No. 9, Parcel No. 0206. The mailing address is 436 Old Grandview Road, Beaver, West Virginia, 25813. The new owners' address is 436 Old Grandview Road, Beaver, West Virginia, 25813.

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, we hereby declare that the within conveyance is not subject to transfer tax because it is a conveyance from the owners to their wholly owned and controlled limited liability corporation without consideration.

WITNESS the following signatures and seals:

 (SEAL)
FLOYD DOUGLAS BONIFACIO

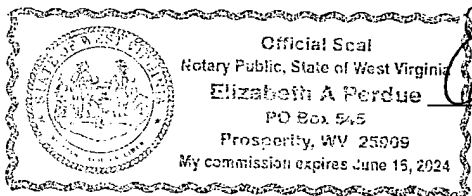
 (SEAL)
LLOYD DEAN BONIFACIO

STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, TO-WIT:

I, Elizabeth A. Perdue, a Notary Public in and for the County and State aforesaid, do hereby certify that FLOYD DOUGLAS BONIFACIO, whose name is signed to the foregoing and annexed writing, bearing date the 10th day of January, 2024, has this day acknowledged the same before me in my said County.

Given under my hand and seal, this the 23rd day of January, 2024.

My commission expires: June 16, 2024.



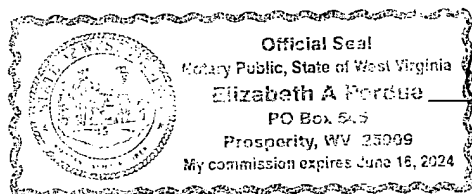

NOTARY PUBLIC

STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, TO-WIT:

I, Elizabeth A. Perdue, a Notary Public in and for the County and State aforesaid, do hereby certify that LLOYD DEAN BONIFACIO, whose name is signed to the foregoing and annexed writing, bearing date the 10th day of January, 2024, has this day acknowledged the same before me in my said County.

Given under my hand and seal, this the 23rd day of January, 2024.

My commission expires: June 16, 2024.




NOTARY PUBLIC

This instrument was prepared without the benefit of a title search by:
John H. Shumate, Jr.
Attorney at Law
P.O. Drawer 231
Mount Hope, WV 25880
WV State Bar No. 3392

Fayette County
Michelle L. Holly, Clerk
Instrument 20240000614
01/25/2024 @ 09:26:37 AM
DEED
Book 847 @ Page 691
Pages Recorded 3
Recording Cost \$ 32.00