

LINDA L. MCKEE, BETTY I.
DINGES, OLA M. KUMP,
HOWARD L. LOCKHART,
JULIE DENISE CRIM, LEMIEL R.
CRIM, KATY N. WILSON, AUDREY
R. LOCKHART, CRYSTAL D.
SIMPSON, STEWART R. LOCKHART
and
DAVID A. LOCKHART

TO: DEED

LARRY R. BELFORD, JR.
and
KIMBERLY D. BELFORD,
his wife

THIS DEED, made this 14th day of
February, 2023, by and between
Linda L. McKee, Betty I. Dinges,
Ola M. Kump, Howard L. Lockhart,
Julie Denise Crim, Lemiel R. Crim,
Katy N. Wilson, Audrey R. Lockhart,
Crystal D. Simpson, Stewart R.
Lockhart and David A. Lockhart,
Grantors, parties of the first part,
and Larry R. Belford, Jr. and
Kimberly D. Belford, his wife, parties
of the second part, Grantees.

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 parties of the second part, as joint tenants with rights of
survivorship, and with covenants of General Warranty of Title, together
with all rights, rights of way, improvements and appurtenances thereunto
belonging, all that certain tracts or parcels of real estate together
with the improvements thereon, and more particularly bounded and
described as follows:

All these two certain tracts or parcels of real estate, lying
and being situate in Cacapon District, Morgan County, West
Virginia, described and designated as Lots 9 & 10 of
Keecker's Third Addition, as shown on the plat of said
addition of record in the Office of the Clerk of the County
Commission of Morgan County, West Virginia, in Map Book 1 at
Page 59.

Said real estate is depicted on the Morgan County Land Books
as District 04, Tax Map 41E, Parcels 71 & 72.

LARRY R. BELFORD, JR.
150 BELFORD'S LANE
P.O. BOX 107
25434-0107

KEATON
FRAZER
& MILLESON,
P.L.C.
ATTORNEYS AT LAW

And being the same real estate which was conveyed to Audrey C. Crim and Leonard M. Bennett, as joint tenants with rights of survivorship, by deed of Gary E. Shumaker, et al., dated the 1st day of June, 1983, of record in the aforesaid Clerk's Office in Deed Book 124 at Page 130.

Leonard M. Bennett died on December 14, 1987, and full fee simple title in and to said real estate did then vest solely in Audrey C. Crim by virtue of the survivorship provisions set forth in the aforesaid deed.

Audrey C. Crim died on May 5, 2005, and by the provisions of her Last Will and Testament, of record in said Clerk's Office in Will Book 23 at Page 9, did devise said real estate unto her son, Charles W. Lockhart, for his lifetime, and then unto her seven children, namely Linda L. McKen, Theresa A. Lockhart, Betty I. Ebersole aka Betty I. Dinges, Kay F. Cox aka Kay F. Adkins, Ole M. Rupp, Howard L. Lockhart and Richard E. Lockhart.

Charles W. Lockhart died on December 18, 2012, thus extinguishing his lifetime interest in the property.

Theresa A. Lockhart died intestate on November 27, 2020, leaving as her sole heirs at law her sons, Stewart R. Lockhart and David A. Lockhart.

Kay F. Cox, aka Kay F. Adkins, died intestate on December 4, 2021, leaving as her sole heirs at law her children, Julie Denise Crim, and Leniel R. Crim.

Richard E. Lockhart died intestate on May 6, 2000, leaving as his sole heirs at law his daughters, Katy N. Wilson, Audrey P. Lockhart, and Crystal D. Simmons.

TOGETHER WITH the full right to use any and all streets as shown on the map or plat of Kesecker's Sixth Addition "South" Subdivision for any lawful purposes, including the use of same for going to and from the public highway. Said right of way to be used by and all lot owners of Kesecker's Sixth Addition "South" Subdivision and all other lot owners in Kesecker's Addition.

SUBJECT TO the the restrictive covenants and restrictions as contained on the map or plat of Kesecker's Fourth Addition which is of record in the aforesaid Clerk's Office in Map Book 1 at Page 60, which is incorporated herein.

A plat of Kesacker's Third Addition is of record in the aforesaid Clerk's Office in Map Book 1 at Page 59, and exception is taken to all matters shown thereon.

As set forth in the aforesaid deed of record in Deed Book 124 at Page 130, said real estate is conveyed together with "a right of way twenty feet wide from West Virginia Route Nine (9) to said lots and also a fifteen ft. right-of-way to the Cacapon River to a two hundred feet frontage and seventy-five ft. deep, between RockCliff Drive and river, located and adjacent to the N.W. corner of the now Mary Cross property (which at one time was to be conveyed unto Reverend Carroll Jay). This strip is for the Third and Fourth Additions and other lot owners in area to have ingress and egress to said Cacapon river."

As further set forth in the aforesaid deed of record in Deed Book 124 at Page 130, said real estate is conveyed together with a 1/6 ownership in a well located on Lot No. 11 of Kesacker's Addition, along with the right of ingress and egress to the same for maintenance and upkeep, and subject to the responsibility for 1/6 of the upkeep of said well and water lines. It is understood that the maximum number of users to the well is limited to six (6).

The real estate herein conveyed is subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

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.

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 \$12,000.00, and the grantors affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the tax withholding requirements of the West Virginia Code.

KEATON,
FRAZER,
& MILLESON,
P.L.L.C.
ATTORNEYS AT LAW
50 E. MAIN STREET

(Signatures and notary provisions on following pages)