

JUDY & JUDY
PO BOX 636
MOOREFIELD WV 26836

ORVILLE G. WHITEMAN

TO: DEED

PAULA M. KAUDERS and LINDA D. FEEHLEY

THIS DEED, made and entered into this the 10th day of February, 2023, by and between ORVILLE G. WHITEMAN, Grantor and Party of the First Part and PAULA M. KAUDERS and LINDA D. FEEHLEY, Grantees and Parties of the Second Part.

WHEREAS, Madeline Whiteman departed this life leaving as her sole heir, Orville G. Whiteman.

NOW THEREFORE THIS DEED 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, the receipt of all of which is hereby acknowledged, the Grantor and Party of the First Part do hereby grant, give and convey, with covenants of general warranty, unto the Grantee and Party of the Second Part, as joint tenants with right of survivorship, i.e., in the event of the death of either grantee fee simple title to the whole or the hereinafter described real estate shall forthwith vest in survivors or survivor together with all rights, rights of way, improvements and appurtenances thereunto belonging all of their right, title, and interest, together with all rights, rights of way, improvements and appurtenances thereunto belonging, all that certain tract or parcel of real estate containing 4 1/2 acres more or less, situate on Piney Mountain near the Black Lick School, in Romney District, Hampshire County, West Virginia, and more particularly bounded and described as follows:

"Beginning at a hickory on the east side of the road in a hollow by a culvert, thence with said road N. 88 W., 10.4 poles, thence S. 75 W., 4 poles; thence S. 15 W., 7.4 poles; thence N. 75 W., 14 poles to the center of said road, thence with calls of old deed N. 66 W., 25 poles to a stone near Black Lick School house; thence N. 41 40 E., 32.5 poles to a stone in a flat below a Sulphur Spring, a part of this line being the west line of the one acre tract; thence up the meanderings of a hollow including said one acre tract; thence S. 25 E., 15.2 poles to a locust; thence S. 55 E., 9.2 poles to a gum; thence S. 59 20 E., poles to the beginning, containing five and one-half acres, more or less, but deducting therefrom a one acre tract or parcel of real estate comprising the Black Lick School property and being the same 1 acre which was conveyed unto David Shear by deed of Robert White, Special Commissioner, dated the 21st day of March, 1929, and of record in the office of the Clerk of the County Court of Hampshire County, West Virginia in Deed Book No. 92, at Page 186, which said 1 acre is deducted herefrom leaving for the purpose of this conveyance 4-1/2 acres, more or less."

AND BEING the same real estate conveyed unto Orville G. Whiteman and Madeline Whiteman, his wife, by deed from Phillip R. Whiteman and Carrie E. Whiteman, his wife, said Deed dated the 3rd day of April 1967, of record in the Hampshire County Clerk's Office in Deed Book No. 172 at Page 84.

Reference is made to a map or plat of the real estate for the entire 5-1/2 acres and which includes the 1 acre tract which was not conveyed herein. Reference is hereby made for any and all pertinent purposes.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all rights,

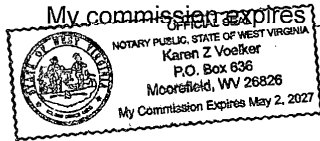
WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Orville G. Whiteman (SEAL)
ORVILLE G. WHITEMAN

STATE OF WEST VIRGINIA,
COUNTY OF HARDY, to-wit:

I, Karen Z. Voelker, a Notary Public in and for the county and state aforesaid, do hereby certify that ORVILLE G. WHITEMAN, whose name is signed to the writing annexed hereto bearing date the 10th day of February, 2023, has this day acknowledged the same before me in my said county and state.

Given under my hand this the 10th day of February, 2023.



My commission expires May 2, 2023

Karen Voelker
NOTARY PUBLIC

(AFFIX NOTARY SEAL)

The foregoing document prepared by: William H. Judy, III, P. O. Box 636, Moorefield, West Virginia 26836, (304) 538-7777,
Without title opinion.

Hamshire County
Eric W. Striker, Clerk
Instrument 223671
02/13/2023 @ 02:34:04 PM
DEED
Book 592 @ Page 389
Pages Recorded 3
Recording Cost \$
32.00