



REPORT OF TITLE

June 9, 2025

Kaufman Realty & Auctions of WV
399 West Main Street
Bridgeport, WV 26330
Attn: Hilary Gonzalez

Re: Darren Jamal Bennett, Lori Esta-Marie Andrews
94 Green Hill Lane
Mount Clare, WV 26408

BesTitle File No.: WV-57876-BRID
RE: 11-368B-00140002

Dear Hilary:

Pursuant to your request, we have examined the records in the Office of the Clerk of the County Commission of the County of Harrison, State of West Virginia, for the period of not less than forty-two (42) years, and based upon such examination and subject to the correctness of the indices and records therein, and subject further to any state of facts not appearing of record, we are of the opinion that the good and marketable fee simple title to the surface only of the following described properties, to wit:

All that certain tract or parcel of land situate near the Village of Quiet Dell, Elk District, Harrison County, West Virginia, being designated as Lot No. Two (2) on a "Plat of Green Hill Subdivision Situate Near The Village of Quiet Dell, Elk District, Harrison County, West Virginia", a copy of which plat is recorded in Deed Book 1064, Page 493, and incorporated herein by reference and more particularly bounded and described as follows:

Beginning at a stake in unnamed roadway running along the front of said lots, as shown in said Subdivision, and at the common corner between Lot No. 2 and Lot No. 3 on said road-way, and running thence S. 32° E. 221.30 feet with the common line between Lot No. 2 and Lot No. 3 to a stake; thence S. 85° 37" W. 189.58 feet to a stake in the common line between Lot No. 2 and Lot No. 1 and running thence N. 32° W. 182.47 feet to a stake in the roadway fronting said lot; thence N. 74° 17" E. 175 feet to the place of beginning, containing 0.778 acres, more or less.

as of 8:00 a.m. on June 3, 2025, is vested in **Darren Jamal Bennett and Lori Esta-Marie Andrews**, by the Last Will and Testament of Lindy Lewis Bennett recorded in Will Book 216, Page 1166, in the Office of the Clerk of the County Commission of Harrison County, West Virginia, subject to the following:

A. Trust Deeds:

None

B. Judgments:

None

C. Miscellaneous Defects or Irregularities:

1. The Estate of Lindy Lewis Bennett will need to be closed at or before closing, or the proceeds of sale will need to be escrowed pending closure.

D. That said property is assessed on the Land Books of Harrison County, West Virginia, as follows:

Parcel No.: 11-368B-00140002

Name: Lindy L. Bennett

Ticket No.: 36835

Account No.: 06570775

District: Elk

Short Legal: 1 Lot #2 GreenHills S-D 0.778 Ac

Total Assessed Value: \$108,040.00

2024 Taxes (per half): \$619.61

1st Half: ☒ Paid ☐ Unpaid

2nd Half: ☒ Paid ☐ Unpaid

County taxes are due and payable semi-annually beginning on or about September 1st and March 1st.

Restrictions, Easements, Rights of Way, and Reservations:

1. Right of way granted to Hope Gas Inc. from Lindy L. Bennett and Judith K. Bennett dated August 15, 1985, recorded in Deed Book 1153, Page 915.
2. Right of Way granted to Greater Harrison County Public Service District, from Lindy L. Bennett, dated March 26, 2024, recorded in Deed Book 1773, Page 1014.
3. Any and all claims resulting from the unsettled Estate of Lindy Lewis Bennett.
4. The said Lot No. 2 herein conveyed is subject to each of the following covenants, conditions, restrictions, and easements, to-wit:
 1. There shall be no search, exploration, or operation for the recovery, development, or production of any mineral upon the said lot.

2. The said lot shall be used for single-family residential dwelling purposes only, and only one such residence together with private garage shall be constructed, erected, maintained, or used upon the said lot. No apartment house, garage apartment, or duplex dwelling house shall be constructed, erected, maintained, or used upon the said lot.

3. All buildings constructed, erected, maintained, or used upon the said lot shall be of standard brick, stone, or frame exterior construction, provided, however, that similar building materials of equal quality may be used. No building, other than the foundation walls thereof, shall be constructed, erected, maintained, or used upon the said lot, the exterior walls of which, or any part of such walls, shall consist in whole or in part of plaster, stucco, concrete, concrete block, cinder block, tile, or any imitation masonry or imitation brick. No prefabricated building shall be constructed, erected, maintained, or used upon the said lot.

4. No structure of a temporary nature, including a trailer, basement, or tent, and no garage or outbuilding shall be used upon the said lot as a residence, either temporarily or permanently.

5. Any single-family residential dwelling constructed, erected, maintained, or used upon the said lot shall contain not less than one thousand five hundred (1,500) square feet of living space.

6. No building shall be constructed, erected, maintained, or used upon the said lot so that any part or portion thereof shall be nearer than twenty (20) feet to the line of the roadway as shown on the attached plat. No building shall be constructed, erected, maintained, or used upon the said lot so that any part or portion thereof shall be nearer than ten (10) feet from the side or rear lines of said lot.

7. The said lot shall not be subdivided.

8. No business, trade, or profession shall be conducted upon said lot.

9. No animal, livestock, or poultry of any kind shall be kept or maintained on the said lot, excepting dogs, cats, or other ordinary household pets, provided they are not kept for any commercial purpose.

10. No noxious or offensive activity shall be carried on upon the said lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- E.** This Preliminary Report of Title is subject to all matters that a physical inspection or an accurate survey of the subject real estate would disclose.
- F.** This Preliminary Report of Title does not make any representation with regard to and assumes no liability for (a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books or the County Clerk's office for Harrison County, West Virginia; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse

or former spouse of past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of the State Courts, Federal Districts Courts and Federal Bankruptcy Courts; (r) any questions of security interests or liens in the Uniform Commercial Code; (s) law, ordinance or governmental regulation or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in land, or the effect of any violation of any such law, ordinance or governmental regulation; (t) ownership of the coal, oil, gas and all other minerals and related mineral rights; (u) any environmental hazards or liabilities in general, or any rights, duties or obligations imposed under CERCLA or RCRA, existence of any underground storage or aboveground tanks; (v) threatened or pending takings through the exercise of eminent domain.

- G.** These items listed under paragraph 8 are matters which would not be revealed by an examination of the records of the Office of the Clerk of Harrison County, West Virginia, and are therefore matters which we have no means of securing the necessary information. The matters under (a) through (e) could be protected against by accurate survey by a qualified licensed surveyor. Item (f) could be guarded against by an owner's affidavit and inspection of the premises for improvements. Items (g) through (s) may be insured against by utilization of title insurance.
- H.** Wherefore, BesTitle Agency, Inc. represents that this information has been reported from the public records as of June 3, 2025. No liability is assumed hereunder for any court orders or litigation proceedings, including, but not limited to any and all bankruptcy or insolvency proceedings against the owner which would affect this transaction. BesTitle Agency, Inc.'s liability for any inaccuracies set forth in this Preliminary Report of Title shall be limited to the total consideration or fee paid to it for this report. For actual coverage or indemnity of any losses sustained due to inaccuracies in the report, a title insurance policy may be obtained from BesTitle Agency, Inc.

BesTitle Agency, Inc.



Mary L. Robinson Esq.