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August 13, 2025

VIA E-MAIL

Hilary Gonzalez, Real Estate Manager

Kaufman Realty

309 W. Main Street

Bridgeport, WV 26330

PRELIMINARY TITLE CERTIFICATE

Re: **Owner: Heirs of Sara C. Murray**
Property: 797 Simpson Run Road, Weston,
Freemans Creek District, Lewis County, West Virginia 26452
C/M #: 120382.00001

Dear Ms. Gonzalez:

We have examined the records in the Office of the Clerk of the County Commission of Lewis County, West Virginia, with respect to the title of the Heirs of **Sara C. Murray**, in and to a parcel of real estate situate in Freemans Creek District, Lewis County, West Virginia ("the Subject Property"), as more particularly bounded and described as follows:

TRACT 1 (Tax Map 6D, Parcel 83):

All of that certain tract or parcel of real estate situate on the waters of Gee Lick, in Freeman's Creek District, Lewis County, West Virginia, containing approximately 44.9 acres, and being part of the herein described tract or parcel of real estate, more particularly bounded and described as follows:

BEGINNING at a point in the center line of the Simpson Creek Road, a corner to lot conveyed to Rodney V. and Eva M. Collins; thence, leaving the road and running N. 6° 00' W. 148 poles to a stone; S. 56° 00' E. 95 poles to a Beech and Dogwood; S. 5° 00' W. 10 poles to a Stake; S. 71° 00' W. 31 poles to a stake; S. 30° 00' W. 9 poles to a Stonepile; S. 5° 00' E. 14 poles to a Stone; S. 10° 00' E. 34 poles to a Stake; S. 5° 00' E. 20 poles to a point in the center of the said road S. 85° E. 11 poles; thence leaving the said Road and crossing Simpson Run, S. 2° 00' E. 56 poles to a Stonepile; S. 16° 00' E. 32 poles to a Stake and Stonepile; N. 70° 00' E. 26 poles to a Stake and Pointers; S. 6° 00' E. 27 poles to a point; S. 58° 00' W. 20 poles to a point; S. 50° 00' W. 24 poles to a point; S. 25° 00' W. 8.25 poles to a small Black Oak S. 85° 00' W. 34 poles; N. 60° 00' W. 5 poles to a Black Oak; N. 5° 00' W. 142.8 poles to a Post, another corner to the said Collins Lot; thence, leaving the outside boundary and running with three lines of the said Collins Lot, N. 88° 35' E. 272.0 feet to a Stake; N. 7° 00' W. 138.0 feet to a point in the center

of the said Simpson Run Road; thence with the said Road and the said Lot, N. 87° 00' W. 309.0 feet to the beginning, this abovesaid tract containing 79 acres, more or less. Being the same tract or parcel of real estate heretofore conveyed unto the said HAYMOND C. LANDERS and MADELINE F. LANDERS, husband and wife, by the said ROY MEADOWS and GRACE MEADOWS, husband and wife, in a deed dated the 8th day of February, 1966, and recorded in the office of the County Commission, Lewis County, West Virginia in Deed Book 297 at page 530.

Out of this abovesaid 79 acre, more or less tract, there is reserved and excepted, and therefore not hereby conveyed, the following:

1. The right and privilege of Rodney V. Collins and Evan M. Collins, their heirs or assigns to lay, maintain, operate and finally remove a pipe line for the transportation of gas from any gas well on said hereinabove described 79 acres of real estate, to the residence dwelling upon the 0.985 acres carved from an original 80 acres for use in the residence-dwelling on said land, and as previously conveyed to the said Rodney V. Collins and Eva M. Collins husband and wife, by deed bearing even date herewith, along with the said right to have and use free gas from the said lands having been heretofore conveyed by the said Roy Meadows and Grace Meadows, to them in that deed aforesaid, bearing even date hereinwith.

2. A right-of-way for one (1) sewerage line to Simpson Run, to benefit the Collins property identified in Reservation #1. above. This line must be operated properly so as to allow no sewerage to leak from said line for its entire length to termination at Simpson's Run. If said sewerage line is not maintained properly, then said right-of-way grant is hereby declared null and void.

3. A parcel of real estate containing approximately 34.1 acres, more or less, heretofore conveyed by deed from the Grantors herein unto THOMAS and CAROLYN WITHERS, husband and wife, on the 19th day of April, 1967, and carved out of the original 80 acre tract herein, and recorded in the Office of the County Commission, Lewis County, West Virginia, in deed book 303 at page 256.

4. A certain tract or parcel of real estate reserved to the Grantors herein, containing .84 Acres and described as follows:

"A tract of land situated on the waters of Simpson Run, in Freemans Creek District, Lewis County, West Virginia, more particularly described as follows:

Beginning at a point in centerline of Simpson Run Road, a corner to Edna Dean Heirs and Haymond C. Landers, 15 feet from a 1 inch

iron pipe set on right of way of said road, thence with one line of Landers and Edna Dean Heirs S 1-10 W 310.02 feet in all to a point in center of Simpson Run, from which set 1 inch iron pipe bears N. 1-10 E 10.96 feet on run bank, thence with said Simpson Run for one line N 87-38 W 124.48 feet in all to a point in center of Simpson Run, from which set 1 inch pipe bears N 4-01 E 10.34 feet in all, thence leaving said Simpson Run N 4-01 E 314.58 feet in all to a point in centerline of Simpson Run Road, 15 feet from a 1 inch iron pipe set on right of way line of said road, thence with centerline of said Simpson Run Road for one line, S 85-16 E 109.33 feet in all to the point of beginning, containing 36438.44 square feet or .84 acre, more or less as surveyed in May 1981, and shown on a plat attached to Deed dated June 12, 1981, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 395, at page 371, and made part of this description.

And being a part and portion of real estate conveyed unto Haymond C. Landers and Madeline F. Landers, husband and wife, by Roy Meadows and Grace Meadows, husband and wife, by deed dated February, 1966 of record in the abovesaid County Commission in Deed Book 297, at page 529.

5. There is reserved from this conveyance herein the following exceptions and reservations contained in the deed last aforesaid, which said exceptions and reservations are here incorporated into this deed and made a part hereof, VIZ:

There is expressly reserved and excepted from the operation of this deed and not hereby sold or conveyed all of the coal, oil, gas and other minerals (whether the latter by of the same or different origin, composition, quality or nature as coal, oil and gas) on, in and underlying or that may be produced from said real estate hereby conveyed, together with the right at any and all times and from time to time to enter thereon and drill, mine, excavate, operate, explore and test for said coal, oil, gas and other minerals, or any one or more of them and produce, handle, process, store, extract, remove and carry away said coal, oil, gas and other minerals, or any one or more of them without liability to said parties of the second part, their heirs, or assigns, for any damages which may be done to the surface of said land, or anything thereon, therein or thereunder in the course of or as the result of oil and gas or coal mining operations or other mining operations in, on or under said land authorized or permitted by any of the provision of this paragraph, together with the right to lease and from time to time re-lease said land or any part or parts thereof for oil and gas and/or coal mining purposes and/or other mining purposes, together also with the right to take, have, receive, appropriate and use all bonuses, rentals, royalties, payments and other considerations which may hereafter at any time and from time to time be derived from the existing oil and gas lease binding said

land and any and all future leases for oil and gas and/or coal mining purposes and/or other mining purposes that may be made on said land, or on any part or parts thereof.

This conveyance is expressly made subject to the existing oil and gas lease binding said land, and subject also to any and all rights of way for pipe lines, telephone, telegraph and electric lines now outstanding affecting said lands.

Being the same real estate conveyed by Deed dated June 12, 1981, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 395, at page 371, by Haymond C. Landers and Madeline F. Landers unto Joseph T. Murray and Sarah C. Murray, as joint tenants with the right of survivorship. The aforesaid Joseph T. Murray died on September 24, 2020, thereby pursuant to owning the property as joint tenants with the right of survivorship, vesting ownership of the hereinabove described property in Sarah C. Murray.

TRACT 2 (Tax Map 6D, Parcel 83.3):

All of that certain tract or parcel of real estate situate on the waters of Simpson Run, in Freeman's Creek District, Lewis County, West Virginia, containing approximately .84 Acres, and being part of the hereindescribed tract or parcel of real estate, more particularly bounded and described as follows:

BEGINNING at a point in centerline of Simpson Run Road, a corner to Edna Dean Heirs and Haymond C. Landers, 15 feet from a 1 inch iron pipe set on right of way of said road, thence with one line of Landers and Edna Dean Heirs S 1-10 W 310.02 feet in all to a point in center of Simpson Run, from which set 1 inch iron pipe bears N 1-10 E 10.96 feet on run bank, thence with said Simpson Run for one line N 87-38 W 124.48 feet in all to a point in center of Simpson Run, from which set 1 inch pipe bears N 4-01 E 10.34 feet in all, thence leaving said Simpson Run N 4-01 E 314.58 feet in all to a point in centerline of Simpson Run Road, 15 feet from a 1 inch iron pipe set on right of way line of said road, thence with centerline of said Simpson Run Road for one line, S 85-16 E 109.33 feet in all to the point of beginning, containing 36438.44 square feet or .84 acre, more or less as surveyed in May 1981, and shown on a plat.

There is reserved from this conveyance herein the following exceptions and reservations contained in the previous deed, which said exceptions and reservations are here incorporated into this deed and made a part hereof, VIZ:

There is expressly reserved and excepted from the operation of this deed and not hereby sold or conveyed all of the coal, oil, gas and other minerals (whether the latter by of the same or different origin, composition, quality or nature as coal, oil and gas) on, in and underlying or that may be produced from said real estate hereby conveyed, together with the right at any and all times and from time

to time to enter thereon and drill, mine, excavate, operate, explore and test for said coal, oil, gas and other minerals, or any one or more of them and produced, handle, process, store, extract, remove and carry away said coal, oil, gas and other minerals, or any one or more of them without liability to said parties of the second part, their heirs, or assigns, for any damages which may be done to the surface of said land, or anything thereon, therein or thereunder in the course of or as the result of oil and gas or coal mining operations or other mining operations in, on or under said land authorized or permitted by any of the provision of this paragraph, together with the right to lease and from time to time re-lease said land or any part or parts thereof for oil and gas and/or coal mining purposes and/or other mining purposes, together also with the right to take, have, receive, appropriate and use all bonuses, rentals, royalties, payments and other considerations which may hereafter at any time and from time to time be derived from the existing oil and gas lease binding said land and any and all future leases for oil and gas and/or coal mining purposes and/or other mining purposes that may be made on said land, or on any part or parts thereof.

This conveyance is expressly made subject to the existing oil and gas lease binding said land, and subject also to any and all rights of way for pipe lines, telephone, telegraph and electric lines now outstanding affecting said lands.

Being the same real estate conveyed by Deed dated August 31, 1982, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 408, at page 689, by Haymond C. Landers and Madeline F. Landers unto Joseph T. Murray and Sarah C. Murray, as joint tenants with the right of survivorship. The aforesaid Joseph T. Murray died on September 24, 2020, thereby pursuant to owning the property as joint tenants with the right of survivorship, vesting ownership of the hereinabove described property in Sarah C. Murray.

TRACT 3 (Tax Map 6E, Parcel 65):

All of the rest, residue and remainder of that certain tract or parcel of land heretofore conveyed to Wayne H. Linger and M. Virginia Linger, his wife, by John S. Mullens and Eloise Mullens, his wife, by deed dated April 20, 1970, of record in the office of the Clerk of the County Commission, Lewis County, West Virginia, in Deed Book No. 316, at page 42, in which said deed said tract or parcel of real estate is bounded, described and conveyed as follows, viz:

““That certain lot or parcel of land, with its appurtenances, situate in Freeman’s Creek District, Lewis County, West Virginia, and lying on the waters of Simpson’s Fork of Gee Lick Run, bounded and described as follows: Beginning at stake in the road, corner to land of Harvey C. Butcher, and running thence with said road, S. 83 15 W. 10.7 poles to corner of Harold Butcher; thence with said Butcher, S. 3 15 E. 24.3 poles to post; thence S. 37 45 W. 70 poles to post and maple pointer, corner to Sam Bailey and T. Lee Hudkins land; thence S. 24 30 E. 16.7 poles to stake; thence S. 36 30 E. 6.2 poles

to stake; thence S. 54 20 E. 2.8 poles to corner of said Harvey C. Butcher land; thence with line of same, N. 17 37 E. 86.5 poles to an iron stake, and thence N. 3 15 W. 47.2 poles to the place of beginning, containing eighteen and eighty-one-hundredth (18.81) acres, more or less.”

BUT EXCEPTING, RESRVING, EXCLUDING AND ABATING THEREFROM the following parts or parcels thereof:

(a). All that certain lot or parcel of real estate described as follows:

Beginning at a point in the center of West Virginia Secondary Route 1/6, corner to Duncan, thence leaving said highway and with Duncan and Murray S. 02 06 20 E. at 11.28 feet passing a rebar at base of a fence post, at 224.27 feet passing a rebar found on the northern bank of Simpson Run, in all 236.25 feet to a point in the center of Simpson Run, corner to Tract “B” shown upon the map or plat hereinafter described, Duncan and Murray, thence with said Tract “B” and center of said run for 4 lines, N. 80 52 30 W. 64.11 feet to a point in the center of a bridge, said point being the termination of a 14.0 feet road right of way, thence N. 85 28 20 W. 75.87 feet to a point, thence S. 87 58 30 W. 30.75 feet to a point, thence N. 62 55 00 W. 8.28 feet to a point, corner to Tract “B” and in line of Butcher, thence with said Butcher, N. 02 06 20 E. at 185.14 feet to a rebar set on right of line of said West Virginia Secondary Route 1/6, in all 200.14 feet to a point in the center of said roadway, thence with the center of said roadway N. 84 23 40 E. 176.55 feet to the place of beginning, containing 0.88 acres, more or less, and being Tract “A” shown upon that certain map or plat entitled “Plat of Survey for Wayne H. Linger, et ux, Freeman’s Creek District, Lewis County, West Virginia” by Davis Land Surveying Company, Weston, West Virginia, by Robert G. Davis, LLS #800 dated November, 1991, and shown on a plat attached to Deed dated November 22, 1991, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 498, at page 39, and made part of this description.

(b). That certain lot or parcel heretofore conveyed by the grantors herein to Wayne Douglas Linger and Jeffrey Wayne Linger, by deed of even date herewith, in which said deed said lot or parcel of real estate thereby conveyed is described as follows:

Beginning at a point in the center of Simpson Run, common corner, Tract “A”, Duncan and Murray, from which a rebar found on the northern bank of said run bears N. 02 06 20 W. 11.98 feet, running thence with line of Murray S. 02 06 20 E. 223.68 feet to a rebar set in line of Murray, corner to Linger thence with fence and Linger for 2 lines N. 89 19 00 W. 75.66 feet to a 14 inch maple, rebar set at base, thence N. 80 12 40 W. 120.37 feet to a rebar set in line of

Butcher, corner to Linger, thence said Butcher for 2 lines, N. 38 53 40 E. 26.12 feet to a rebar set, thence N. 20 06 20 W. 200.81 feet to a point in the center of Simpson Run, corner to Tract "A", thence with center of said run and Tract "A", for 4 lines, S. 62 55 00 E. 8.28 feet to a point, thence N. 87 58 30 E. 30.75 feet to a point, thence S. 85 28 20 E. 75.87 feet to a point in the center of a bridge, point of termination of a 14.0 foot road right of way, thence S. 80 52 30 E. 64.11 feet to the place of beginning, containing 0.93 acres, more or less, as surveyed in November, 1991 by Davis Land Surveying Company, Weston, West Virginia, and being Tract "B" shown upon that certain map or plat entitled "Plat of Survey for Wayne H. Linger, et ux, Freeman's Creek District, Lewis County, West Virginia" dated November, 1991, prepared by Robert G. Davis, LLS# 800, Davis Land Surveying Company, Weston, West Virginia, and shown on a plat attached to Deed dated November 22, 1991, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 498, at page 39, and made part of this description.

In the deed aforesaid to Wayne H. Linger and M. Virginia Linger, his wife, from John S. Mullens and Eloise Mullens, his wife, by deed dated April 20, 1970, the following as aforesaid the following reservations and exception, subject to which this deed is made, appear and hereinafter set out as follows, viz:

"It is distinctly understood by all parties to this deed that the oil and gas under this property is not conveyed, the same having been disposed of previously, and the rights mentioned in that disposal are hereby respected and accepted.

"This deed is further made subject to the existing oil and gas lease, if any, binding said land, and subject further to any and all rights of way for pipe lines, telephone, telegraph and/or electric lines now outstanding affecting said land."

Being the same real estate conveyed by Deed dated November 22, 1991, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 498, at page 39, by Wayne H. Linger and M. Virginia Linger unto Joseph T. Murray and Sara C. Murray, as joint tenants with the right of survivorship. The aforesaid Joseph T. Murray died on September 24, 2020, thereby pursuant to owning the property as joint tenants with the right of survivorship, vesting ownership of the hereinabove described property in Sara C. Murray.

TRACT 4 (Tax Map 6E, Parcel 66):

All that certain tract, lot or parcel of land situate on the waters of Gee Lick of Freeman's Creek in Freeman's Creek District, Lewis County, West Virginia, and being more particularly bounded and described as follows:

Beginning at a stake in the road, a corner to the line of the J. L. J. Bailey land, and with said road, S. 83° 15' W. 14 poles to a stake in said road, a corner to the part hereinafter conveyed to the said Ada M. Butcher; thence by a division line between the two parts S. 3° 15' E. 47.2 poles to an iron stake; S. 17° 37' W. 86.5 poles to a stake in the Hudkins line; thence with the same, S. 54° 20' E. 32.2 poles to the corner of O. Warner; thence N. 80° 15' E. 14 poles; thence N. 62° 30' E. 6.4 poles; thence N. 3° 15' W. 145 poles to the beginning, containing 22.99 acres, more or less.

There is excepted and reserved from the property herein conveyed, that certain tract, lot or parcel of land, containing 1.31 acres, more or less, being more particularly described as follows:

Beginning at a point in the centerline of West Virginia Secondary Route-1/6 and being the northeast corner of the Wayne H. and Virginia Linger tract as recorded in the Office of the Clerk of the County Commission of Lewis County, West Virginia in Deed Book 316 at page 42; thence with said centerline of Route-1/6 the following two (2) courses: (1) N. 87° 50' E. for 153.150 feet; (2) S. 86° 28' E. for 77.20 feet to a point in the centerline being the northwest corner of the Joseph and Sarah Murray tract as recorded in Deed Book 395 at page 371; thence S. 02° 06' W. for 17.90 feet with said Murray tract to a fenceline post; thence S. 02° 06' W. for 251.47 feet with said Murray tract to a set half inch iron rod on the north said of Simpson Run in a fenceline; thence N. 79° 05' W. for 231.33 feet (partition line) running parallel with said Simpson Run to a set half inch iron rod in a fenceline and lying on the east boundary line of said Linger tract; thence N. 01° 47' E. for 212.25 feet with said Linger tract to a fenceline post; thence N. 01° 47' E. for 12.20 feet with said Linger tract to the point of beginning, containing 1.31 acres, more or less.

The property herein reserved is more particularly shown and delineated upon a plat thereof entitled "Plat of Partition Survey for Roy and Grace Meadows", prepared by Rexford L. Ostrander, LLS-#555, dated April 8, 1988, and shown on a plat attached to Deed dated April 11, 1988, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 464, at page 97, and made part of this description.

The parties of the first part do further reserve unto themselves, their heirs, and assigns, a right-of-way or easement for the construction, maintenance, operation, repair, replacement and removal of a water drain or drains, to be located at such a point or points as the parties of the second part deem proper, from the property herein reserved to Simpson Run, as the said Simpson Run is shown upon a plat attached to Deed dated April 11, 1988, and of record in the Office of the Clerk of the County Commission of Lewis

County, West Virginia, in Deed Book 464, at page 97, and made part of this description.

There is further excepted and reserved from Tax Map 6E, Parcel 66, that certain conveyance by Deed dated September 9, 2021, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 775, at page 902, wherein Sara C. Murray conveyed unto Jeffery Wayne Linger the following:

All that certain lot or parcel of real estate situate on the waters of Simpson Run, in Freemans Creek Rural District, Lewis County, West Virginia, and more particularly described as follows:

Beginning at a 1/2-inch rod (Found), standing as a corner to now or formerly Jeffrey Linger (Deed Book 613, Page 94), to now or formerly Elizabeth Blankenship (Deed Book 671, Page 345), to now or formerly William and Betty Duncan (Deed Book 464, Page 659), and to now or formerly Joseph T. and Sara C. Murray (Deed Book 646, Page 97), the parent tract of the property described herein; thence leaving said Linger and said Blankenship with a line of said Duncan

N. 87°56'05" E. 231.27 feet to a 1/2-inch iron rod (Found), standing as a corner to said Duncan and to other lands of said Joseph T. and Sara C. Murray (Deed Book 395, Page 371); thence leaving said Duncan and crossing Simpson Run with a partial line of said Murray

S. 10°43'30" E. 162.25 feet to 5/8-inch by 30-inch capped iron rod (set), standing in a fence line as a new corner to said Murray; thence with a new line of said Murray along said fence

S. 81°39'34" W. 227.53 feet to 5/8-inch by 30-inch capped iron rod (set) in a fence line, standing in a line of said Linger as a new corner to said Murray; thence with a partial line of said Linger along said fence and crossing Simpson Run

N. 11°07'27" W. 187.61 feet to the place of beginning, containing 0.92 acres, or 39,865 sq. ft., more or less, as surveyed in June 2021, by Chad Enoch Freels, PS 2177 of Consolidated Survey, PLLC of West Virginia, and shown on a plat of survey for Sara Murray, dated June 25, 2021, as referenced by Deed dated September 9, 2021, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 775, at page 902, however, the plat is not attached, only the legal description; and further re-recorded to include the plat attached to Deed dated September 9, 2021, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 776, at page 55, and made part of this description.

Being the same real estate conveyed by Deed dated April 11, 1988, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 464, at page 97, by Roy Meadows and Grace Meadows unto Joseph T. Murray and Sara C. Murray, as joint tenants with right of survivorship. The aforesaid Joseph T. Murray died on September 24, 2020, thereby pursuant to owning the property as joint tenants with the right of survivorship, vesting ownership of the hereinabove described property in Sara C. Murray.

Sara C. Murray died testate on _____, a resident of Lewis County, West Virginia, vesting title in her heirs.

Scope of Examination

Our examination of the records in the Lewis County Clerk's Office covered the period of forty (40) years to August 6, 2025 at 5:00 PM, except that our examination with respect to the assessment of subject lot or parcel of land on the Lewis County Land Books and Delinquent Tax Records was confined to the period from 2015 to 2025, both inclusive, which in our opinion is a sufficient examination for real property tax purposes. In our examination, the indices to the following records were examined: adverse conveyances, general liens, trust deeds, judgments and executions, mechanics' liens, tax liens, lis pendens, wills and settlements, and real estate taxes. Our examination was sufficient, in our opinion, for the purposes of this report.

Real Estate Taxes

The subject tract or parcel of land is assessed for real property tax purposes, for the year 2025, on the Lewis County Land Books for Freemans Creek District as follows:

MURRAY SARAH C
C/O ROBERTA GARTON
44.16 AC GEE LICK
Tax Map 6D, Parcel 0083 0000 0000
Land: \$33,660.00
Building: \$38,400.00
Total: \$52,060.00
Tax Half Year: \$247.03
Account #: 00014268

**The first half taxes of tax year 2025 were paid on 7/23/2025, in the amount of \$240.85.
The second half taxes of tax year 2025 are due in the amount of \$240.85, if paid by 3/1/2026.**

MURRAY SARAH C
C/O ROBERTA GARTON
0.84 AC GEE LICK
Tax Map 6D, Parcel 0083 0003 0000
Land: \$780.00
Building: \$0.00
Total: \$780.00
Tax Half Year: \$3.70

Account #: 00014271

**The first half taxes of tax year 2025 were paid on 7/23/2025, in the amount of \$3.61.
The second half taxes of tax year 2025 are due in the amount of \$3.61, if paid by 3/1/2026.**

MURRAY SARA C
C/O ROBERTA GARTON
17.0 AC SURF GEE LICK
Tax Map 6E, Parcel 0065 0000 0000
Land: \$2,400.00
Building: \$300.00
Total: \$2,700.00
Tax Half Year: \$12.81
Account #: 00014444

**The first half taxes of tax year 2025 were paid on 7/23/2025, in the amount of \$12.49.
The second half taxes of tax year 2025 are due in the amount of \$12.49, if paid by 3/1/2026.**

MURRAY SARA C
C/O ROBERTA GARTON
20.76 AC SURF GEE LICK
Tax Map 6E, Parcel 0066 0000 0000
Land: \$2,400.00
Building: \$0.00
Total: \$2,400.00
Tax Half Year: \$11.39
Account #: 00014445

**The first half taxes of tax year 2025 were paid on 7/23/2025, in the amount of \$11.11.
The second half taxes of tax year 2025 are due in the amount of \$11.11, if paid by 3/1/2026.**

Although the taxes for the year 2026 are not yet due and payable, in accordance with the provisions of West Virginia Code § 11A-1-2, the 2026 real property taxes constitute a lien against the property.

Certificate

Subject to the correctness of the aforementioned indices in the Lewis County Clerk's Office, the genuineness of the public records, and to anything which might be disclosed by a survey and inspection of the premises, we hereby certify to you that, in our opinion, as of 5:00 PM, on August 7, 2025, good and marketable record title to the Subject Property is vested in **Sarah C. Murray**, subject to the following qualifications and limitations:

1. Our examination was limited to the surface interest only in the Subject Property. Consequently, we express herein no opinion with respect to the ownership or development of the minerals, oil or gas, if any, within and underlying the Subject Property.
2. The real estate taxes for the year 2025, a lien now due and payable, and subsequent years, a lien not yet due and payable.

3. Subject to all matters as contained in that certain map or plat titled "Plat of Survey for Haymond C. Landers" dated May 1981, and of record in the aforesaid Clerk's Office in Deed Book 395, at page 371.
4. Subject to all matters as contained in that certain map or plat which is referenced in the aforesaid Clerk's Office in Deed Book 408, at page 689; however, the map or plat is not attached to said deed.
5. Subject to all matters as contained in that certain map or plat titled "Plat of Survey for Wayne H. Linger et ux" dated November 1991, by Davis Land Surveying Co., Weston, West Virginia, by Robert G. Davis, LLS No. 800, of record in the aforesaid Clerk's Office in Deed Book 498, at page 39.
6. Subject to all matters as contained in that certain map or plat titled "Plat of Partition Survey For: Roy and Grace Meadows" dated April 8, 1988, by Ostrander Land Surveying, Inc., Buckhannon, West Virginia, by Rexford L. Ostrander, LLS No. 555, of record in the aforesaid Clerk's Office in Deed Book 464, at page 101.
7. Subject to all matters as contained in that certain map or plat by Chad Enoch Freels, PS 2177 of Consolidated Survey, PLLC of West Virginia, and shown on a plat of survey for Sara Murray, dated June 25, 2021, as referenced by Deed dated September 9, 2021, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 775, at page 902, however, the plat is not attached, only the legal description; and further re-recorded to include the plat attached to Deed dated September 9, 2021, and of record in the Office of the Clerk of the County Commission of Lewis County, West Virginia, in Deed Book 776, at page 55.
8. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain Right of Way Agreement dated July 8, 1941, and of record in the aforesaid Clerk's Office in Deed Book 162, at page 79, wherein H. F. Butcher, Frank C. Butcher and Ada M. Butcher, Della B. Henline, C. N. Henline, Iva B. Toms and Charles A. Toms, Harvey C. Butcher and Lottie Butcher granted unto Monongahela West Penn Public Service Company, a right of way or easement for construction, operation, maintenance or removal of an electric distribution and telephone system.
9. Subject to any modifications as set forth in that certain Modification of Lease dated October 11, 1949, and of record in the aforesaid Clerk's Office in Deed Book 207, at page 284, between Cora Knight, E.E. Knight, Grant Hitt, Mary Higg, Lovie Adams, M. O. Adams, Lottie Butcher, H. C. Butcher, W.R. Brown, Iza M. Brown, Joe Hitt, Pearl Hitt, Hunter M. Bennett, Madge Bennett, Guffie Oil and Gas Royalties, Inc., Joseph Shiben, Minnie Shiben and Hope Natural Gas Company.
10. Subject to that certain instrument dated October 11, 1949, and of record in the aforesaid Clerk's Office in Deed Book 207, at page 287, between Cora Knight, E.E. Knight, Grant Hitt, Mary Hitt, Lovie Adams, M. O. Adams, Lottie Butcher, H. C. Butcher, W. R. Brown, Iza M. Brown, Joe Hitt, Pearl Hitt, Hunter M. Bennett, Madge Bennett, Guffie Oil and Gas Royalties, Inc., Joseph Shiben, Minnie Shiben and Hope Natural Gas Company, relating to the exclusive right to inject, store and withdraw any kind of gas or oil.

11. Subject to that certain instrument dated May 29, 1958, and of record in the aforesaid Clerk's Office in Deed Book 253, at page 126, between Grant Hitt, Mary E. Hitt, Lottie Butcher, H. C. Butcher, Joe Hitt, Pearl Hitt, Lovie Adams, Ora Adams and Hope Natural Gas Company, relating to modify the terms of a written lease for oil and gas.
12. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain instrument dated June 16, 1959, and of record in the aforesaid Clerk's Office in Deed Book 258, at page 117, wherein Harvey C. Butcher and Lottie Butcher granted unto Hope Natural Gas Company, a right or way or easement to lay, maintain, operate and remove pipe lines.
13. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain instrument dated January 22, 1693, and of record in the aforesaid Clerk's Office in Deed Book 282, at page 237, wherein Lottie Butcher granted unto Hope Natural Gas Company, a right or way or easement to lay, operate, maintain, replace and remove gas regulators, meters heaters, cleaner, relief valves and pipelines.
14. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain instrument dated August 19, 1971, and of record in the aforesaid Clerk's Office in Deed Book 326, at page 243, wherein Wayne H. Linger and Virginia Linger granted unto Weston Television Cable Corporation a right of way or easement to construct, operate and maintain cables, guy-wires, poles and fixtures.
15. Subject to that certain Amendment and Ratification of Oil and Gas Lease dated October 6, 2010, and of record in the aforesaid Clerk's Office in Deed Book 652, at page 148, between Sara C. Murray and Joseph T. Murry and EQT Production Company.
16. Subject to that certain Amendment and Ratification of Oil and Gas Lease dated March 3, 2014, and of record in the aforesaid Clerk's Office in Deed Book 688, at page 548, between Joseph T. Murry and Sara C. Murray and Noble Energy, Inc.
17. Subject to that certain Amendment and Ratification of Oil and Gas Lease dated March 13, 2014, and of record in the aforesaid Clerk's Office in Deed Book 707, at page 781, between Joseph T. Murry and Sara C. Murray and Noble Energy, Inc.
18. Subject to that certain Option to Purchase Right-of-Way dated May 5, 2014, and of record in the aforesaid Clerk's Office in Deed Book 678, at page 352, between Joseph T. Murray and Sara C. Murray and Cone Gathering, LLC.
19. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain Sewer Line Easement and Archeological Dig Easement dated May 23, 2017, and of record in the aforesaid Clerk's Office in Deed Book 727, at page 188, wherein Joseph T. Murray and Sarah C. Murray granted unto The City of Weston, actin by and through the Weston Sanitary Board, a right or way or easement for constructing, operating, maintaining, repairing, relocating and removing a sanitary sewer line.
20. Subject to any easements, rights of way, exceptions and reservations as set forth in that certain Sewer Line Easement and Archeological Dig Easement dated May 23, 2017, and of

record in the aforesaid Clerk's Office in Deed Book 727, at page 241, wherein Joseph T. Murray and Sarah C. Murray granted unto The City of Weston, actin by and through the Weston Sanitary Board, a right or way or easement for constructing, operating, maintaining, repairing, relocating and removing a sanitary sewer line.

21. Subject to all matters as contained in that certain Lease Amendment and Ratification dated September 25, 2023, and of record in the aforesaid Clerk's Office in Deed Book 804, at page 909, between Sara C. Murray and HG Energy II Appalachia, LLC.
22. Our opinions expressed herein are subject to the correctness of our assumption that variations in recitals in documents of record as to the names of parties, including spelling, abbreviation, and use of middle initials, maiden names and common nicknames or informal names, that we found in instruments of record relating to the hereinabove described property, are only variations thereof, consistent with common practices and reasonable beliefs as to those names; primarily being Sarah C. Murray, Sara C. Murray and/or Sara Catherine Garton Murray is the same person.
23. Subject to any matters or claims of the unsettled Estate of Sara C. Murray, including claims of creditors, beneficiaries, identified and unidentified heirs. The handwritten will by Sara Catherine Garton Murray dated April 30, 2025 states:

I Sara Catherine Garton Murray wish that my personal real estate @ Simpson Run Road be sold and used for medical [or Michael] and 1,000 to EWTN and St Jude 1,000.

I wish for my royalties to go to Daniel Lee Rittenhouse.

I want Roberta Garton and Daniel Lee Rittenhouse to serve as my executrix and executor to serve without bond.

Sara Catherine Garton Murray
April 30, 2025"

Title to the Subject Property is subject to claims against the estate of Sara C. Murray, including claims regarding the interpretation of the above referenced will.

24. Possible materialmen, mechanics or paving liens not yet of record.
25. The opinion set forth in this letter is based upon the assumption that the records of the Clerk's Office are correctly indexed and complete.

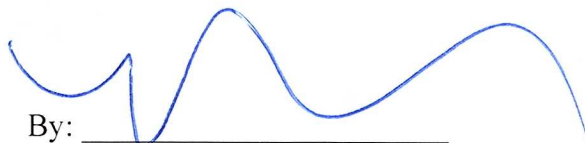
Of specific note, and possible importance, the following would be an encumbrance on the property, if any such condition exists:

- a. The rights, if any, of general contractors, sub-contractors, mechanics, laborers or materialmen who might have performed labor or furnished materials in connection with the above listed real estate within the statutory period of time;

- b. Such state of facts as might be revealed by an accurate survey of the Subject Property;
- c. Any lien not of record in the aforesaid Clerk's Office or right to lien, claim or potential liability arising from any State or Federal "environmental protections," "wetlands," "hazardous materials," or "forfeiture;"
- d. Any zoning or governmental regulations, including limitations on the use or construction of buildings on the Subject Property;
- e. Any special taxes, assessments, or other fees due but not yet certified;
- f. The rights of any person(s) in actual, constructive, or adverse possession of the property, including a lessee or renter; and rights or claims of any parties in possession pursuant to unrecorded leases, agreements or contracts affecting the Subject Property; and
- g. Accuracy and genuineness of the indexed records of the County Clerk's Office for Lewis County, West Virginia.

If you have any questions or need further information, please do not hesitate to contact me.

Very truly yours,
STEPTOE & JOHNSON PLLC


By: _____
Brian Gallagher, Esq.

EBT/tdp