

MARY L. ROBINSON
Attorney at Law
342 Lee Avenue
Clarksburg, West Virginia 26301

Phone: (304) 624-1023

Fax: (304) 326-2291

October 16, 2020

Kaufman Realty & Auction
Attn: Hilary Gonzalez
22864 Barbour County Hwy
Philippi, WV 26416

RE: 22864 Barbour County Hwy, Philippi, WV 26416

File No.: 20-0666

PRELIMINARY TITLE OPINION LETTER

Dear Hilary:

I have examined the records in the office of the Clerk of the County Commission of Barbour County, West Virginia regarding the title of Shelia R. Tenney to the surface of all those certain lots or parcels of land situate in Pleasant District, Barbour County, West Virginia described as follows:

PARCEL NO. 1: All that certain tract or parcel of real estate situate in Pleasant Tax District, Barbour County, West Virginia, containing about 22 ½ acres, be the same more or less.

There is excepted and reserved from this conveyance a tract or parcel of real estate containing 1 acre, more or less, which was conveyed by Joseph H. Duckworth and Delores M. Duckworth to Larry David Duckworth by deed dated March 18, 1996, and of record in the Office of the Clerk of the County Commission of Barbour County, West Virginia, in Deed Book 359, at page 593.

PARCEL NO. 2: All that certain parcel of real estate situate on U.S. 250/119 in Pleasant District, Barbour County, West Virginia, and more particularly bounded and described as follows:

“Beginning at the Department of Highways culvert under U.S. 250/119; thence with said highway and in a Southerly direction 235 feet to an oak stump; thence leaving said highway and

with three lines of Grantors land, East 68 feet to a stake; thence North 240 feet to a stake; thence West 68 feet to the point of beginning containing 1 acre more or less.”

In said examination of title, the indices of the following records were examined: Adverse conveyances, judgments, executions, mechanics' liens, general liens, *lis pendens*, taxes and wills and settlements. My examination of the records in said Clerk's office covered the period from March 24, 1951 through October 13, 2020, at 8:00 a.m., except that my examination, with respect to the assessment of the subject lot or parcel of land on the land books and delinquent tax records, was confined to the years 2010 through 2020 inclusive.

The subject lot or parcel of land is assessed for real property tax purposes for the year 2020 on the Barbour County Land Books for Pleasant District, as the following assessment:

Map #14, Parcel 0032	
21 Sur M/L Taylors Dr	
Account #09-14-00320000	2020 Ticket 15895
Land Value:	\$26,280.00
Improvements Value:	\$30,840.00
Total Value:	\$57,120.00
Homestead Exemption:	\$20,000.00
Net Value:	\$37,120.00
Class:	2
2020 Taxes per half year:	\$126.02

The first half 2020 taxes were paid in the amount of \$122.87, on August 27, 2020. The second half 2020 taxes were paid in the amount of \$122.87, on August 27, 2020. The 2021 real estate taxes became a lien as of July 15, 2020, but are not due and payable until after July 15, 2021.

Map #14, Parcel 0032	
1 Sur M/L: Taylors Drain	
Account #09-14-00320001	2020 Ticket 15904
Land Value:	\$5,400.00
Improvements Value:	\$18000
Total Value:	\$5,580.00
Homestead Exemption:	0
Net Value:	\$5,580.00
Class:	3
2020 Taxes per half year:	\$37.89

The first half 2020 taxes were paid in the amount of \$36.94, on August 27, 2020. The second half 2020 taxes were paid in the amount of \$36.94, on August 27, 2020. The 2021 real estate taxes became a lien as of July 15, 2020, but are not due and payable until after July 15, 2021.

Based upon the foregoing, I am of the opinion that as of October 13, 2020, at 8:00 a.m., Shelia R. Tenney had good and marketable title to the subject property, subject additionally to the following exceptions:

SPECIFIC LIENS AND EXCEPTIONS:

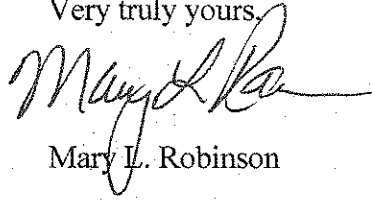
1. The real estate is subject to a certain right of way dated November 30, 1954, recorded in Deed Book No. 171, at page 273, to C&P Telephone Company of WV.
2. The real estate is subject to a certain right of way dated November 19, 1964, recorded in Deed Book No. 207, at page 405, to Monongahela Power Company.
3. The real estate is subject to a certain right of way dated September 24, 1986, recorded in Deed Book No. 317, at page 411, to Monongahela Power Company.
4. The real estate is subject to a certain right of way dated February 5, 1988, recorded in Deed Book No. 322, at page 271, to Petroleum Development Company.

STANDARD EXCEPTIONS:

5. My examination of the records in said Clerk's office included an examination of the title to the surface interest only in the subject lot or parcel of land. Accordingly, I herein express no opinion regarding the ownership of the minerals, if any within and underlying the subject lot or parcel of land, nor do I express an opinion regarding the leasing of the same or rights connected with the leasing of said minerals, if any.
6. The statutory lien for the 2021 real estate taxes.
7. Any errors or admissions in the indices, records or documents of record in the Office of the Clerk of the County Commission of Barbour County, West Virginia, or in the Office of the Sheriff of Barbour County, West Virginia.
8. Anything that might be disclosed by an actual survey or inspection on the premises.
9. Any matters that are not of record.
10. I have not undertaken to ascertain and do not render any opinion regarding any environmental problem, hazard or liability, if any, that may be associated with the above referenced real estate.
11. I have not undertaken to ascertain and do not render any opinion regarding any zoning ordinance, laws or statutes which may be associated with the above referenced real estate, including, but not limited to, any flood plain determination.

Please do not hesitate to contact me if you have any questions or comments. Enclosed please find a statement for my services.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Mary L. Robinson". The signature is written in black ink and is positioned above the printed name.

Mary L. Robinson

MLR/sjg
Enclosures
File No.: 20-0666

MARY L. ROBINSON
Attorney at Law
342 Lee Avenue
Clarksburg, West Virginia 26301

Phone: (304) 624-1023
Fax: (304) 326-2291

October 16, 2020

Kaufman Realty & Auction
Attn: Hilary Gonzalez
22864 Barbour County Hwy
Philippi, WV 26416

RE: Shelia R. Tenney
1802 Cherry Hill Road, Philippi, WV 26416

File No.: 20-0666

For services rendered in connection with examination of title to the surface of all that certain tract or parcel of land situate, lying and being in Pleasant District, Barbour County, West Virginia.

Title Examination Fee - \$400.00
Deed Preparation Fee - \$200.00

Total \$600.00

Payable to Mary L. Robinson

DEED

This Deed, made this _____ day of _____ 2020, by and between **SHELIA R. TENNEY**, party of the first part and hereinafter referred to as Grantor, and _____, party of the second part, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the party of the first part does hereby grant and convey, with covenants of General Warranty, unto _____, all those certain lots or parcels of land situate in Pleasant District, Barbour County, West Virginia described as follows:

PARCEL NO. 1: All that certain tract or parcel of real estate situate in Pleasant Tax District, Barbour County, West Virginia, containing about 22 ½ acres, be the same more or less.

There is excepted and reserved from this conveyance a tract or parcel of real estate containing 1 acre, more or less, which was conveyed by Joseph H. Duckworth and Delores M. Duckworth to Larry David Duckworth by deed dated

March 18, 1996, and of record in the Office of the Clerk of the County Commission of Barbour County, West Virginia, in Deed Book 359, at page 593.

Being the same lots or parcel of land conveyed to Shelia R. Tenney (incorrectly stated as Sheila R. Tenney,) by Joseph H. Duckworth and Delores M. Duckworth, husband and wife, subject to the reservation of Life Estate Interests for the benefit of Joseph H. Duckworth and Delores M. Duckworth, by Deed dated October 16, 2003, and executed on October 20, 2003, and recorded in the Office of the Clerk of the County Commission of Barbour County, West Virginia, in Deed Book No. 399, at page 157. The said Joseph H. Duckworth died on August 30, 2017, thereby extinguishing his life estate interest in and to said property. Delores M. Duckworth relinquished her life estate interest thereby vesting title to Shelia R. Tenney by deed dated August 21, 2019, recorded in the aforesaid Clerk's Office in Deed Book No. 515, at page 18.

PARCEL NO. 2: All that certain parcel of real estate situate on U.S. 250/119 in Pleasant District, Barbour County, West Virginia, and more particularly bounded and described as follows:

"Beginning at the Department of Highways culvert under U.S. 250/119; thence with said highway and in a Southerly direction 235 feet to an oak stump; thence leaving said highway and with three lines of Grantors land, East 68 feet to a stake; thence North 240 feet to a

stake; thence West 68 feet to the point of beginning containing 1 acre more or less.”

Being the same lot or parcel of land conveyed to Shelia R. Tenney, by Larry David Duckworth and Amanda Duckworth, by Deed dated August 14, 2020, and recorded in the Office of the Clerk of the County Commission of Barbour County, West Virginia, in Deed Book No. 527, at page 387.

This conveyance is made subject to all exceptions, reservations, restrictions, rights-of-way, easements, covenants and conditions as set forth and contained in prior Deeds or other instruments in the Grantor's chain of title to said real estate.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantor does hereby certify that the total consideration paid for the property conveyed by the document to which this declaration is attached was **No and 00/100 Dollars** (\$_____ .00).

Grantor certifies that she is a resident of the State of West Virginia.

WITNESS the following signature:

Shelia R. Tenney

STATE OF WEST VIRGINIA,

COUNTY OF _____, to-wit:

The foregoing instrument, being a Deed dated _____
2020, was acknowledged before me this _____ day of _____
2020, by Shelia R. Tenney.

[SEAL]

NOTARY PUBLIC

My Commission Expires: _____

**This instrument was prepared by and please return to:
Mary L. Robinson, Attorney at Law
342 Lee Avenue / Clarksburg, WV 26301
20-0666**