



RE TAX INFORMATION

PROPERTY TAXES ARE PAID SEMI-ANNUALLY ON 6/5 AND 10/7

ANNUAL AMOUNT \$3,051.91

\$1,525.95 DUE ON 10/07/2024

Thank you!

P.O. Box 3456, Parkersburg, WV 26103-3456 • www.raberlawoffices.com
Phone: 304-863-5542 • Fax: 304-863-5670 • Email: orders@raberlawoffices.com

ABTRACTOR CALL BACK SHEET**A: ORDER IDENTIFICATION**

SEARCH CURRENT AS OF: 8, 9, 24 CLIENT: Title Write 1 LLC
ORDER NO.: FG24-WV-499 ORDER TYPE: 42yr
NO. OF MORTGAGES IN SEARCH: 0 NO. OF JUDGMENTS IN SEARCH: 0
COUNTY: Nicholas STATE: WV
NO. OF EASEMENTS AND RESTRICTIONS: -
IS THIS A CONDO / PUD / WATERFRONT? -

Copy Fees23.00

PLEASE CHECK ALL BOXES THAT APPLY

- ☒ NO MORTGAGES FOUND
☐ BUYERS CHECKED FOR LIENS
☒ CHECKED FOR CURRENT OWNER DEATH INFORMATION
☒ NO DEATH INFORMATION FOUND

B: TAX INFORMATION

ASSESSMENT IN THE NAME OF: Consdan International LLC
TAX YEAR: 2024 DISTRICT #: 08 DISTRICT/TOWNSHIP: Summersville Corp
MAP/PARCEL: 37/1 TAX ID #: 24623
ACCOUNT #: 0002 704 TAX CLASS: 4
LAND: 60,120 AMOUNT PER HALF: 740.56
BUILDING: -
MINERAL: - FIRST HALF SECOND HALF
PAID Y/N: N PAID Y/N: N
TOTAL: 60,120 AMT PAID OR DUE: 722.05 AMT PAID OR DUE: 722.05
HOMSTEAD: - DATE PAID OR DUE: 9/1/24 DATE PAID OR DUE: 3/1/25
NET: 60,120 DELINQUENT: YES → DELINQUENT: previous taxes have been sold to an individual
PROPERTY DESCRIPTION: 20ACS - R/W SUR Muddlety

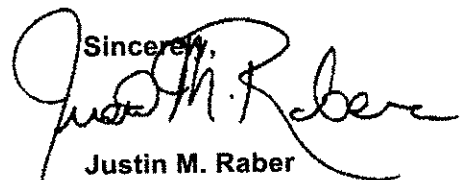
**PRIOR
TAX
YEARS**

TAX YEAR:	PAID Y/N	AMOUNT PAID	DATE PAID
<u>2023</u>	<u>Y</u>	<u>See tax tickets payment dates</u>	<u></u>
<u>2023</u>	<u>Y</u>	<u>and amounts not available in</u>	<u></u>
<u>2022</u>	<u>Y</u>	<u>the system - Contact the</u>	<u></u>
<u>2022</u>	<u>Y</u>	<u>state auditor to Redeem</u>	<u></u>

THIS TITLE REPORT COMPLETED UNDER THE SUPERVISION OF JUSTIN M. RABER, ATTORNEY AT LAW

This certificate of title does not cover the accuracy of the interlocking lines, descriptions, location of buildings, roads, streets, alleys, and matters not of record and permanently and correctly indexed in the offices aforesaid. This certificate of title further assumes but does not guarantee the accuracy and correctness of recitals in deeds examined and that the parties reflected therein were under no legal disability unless otherwise shown. This Certificate of Title does not cover the accuracy of unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments that an accurate and complete survey would disclose. This Certificate of Title should not be construed as an opinion or commitment to insure title to the subject property.

Sincerely,



Justin M. Raber
Attorney at Law

FORM #2

ORDER NUMBER: _____

SEARCH IS CURRENT AS OF: _____

C: CHAIN OF TITLE SECTION:

Grantor: Rosa Graybeal✓ Grantee: Consdan International LLCDate Of Deed: 1/6/22 Recording Date: 1/6/22 Recording Time: _____Deed Book/Page: 544/563Consideration: \$10/ \$100,000Title Vesting H/W ☐ T/E ☐ JTWS ☐ TIC ☐ OTHER ☐Property Description: (20.000 AC +/-) & ROWS and easementsWarranty: GW Lot 16Notes: Subject to restrictions, easements, etc (see DB 496/590)Grantor: Checks Auto Parts, LLC✓ Grantee: Rosa GraybealDate Of Deed: 3/10/20 Recording Date: 3/16/20 Recording Time: _____Deed Book/Page: 528/764Consideration: \$10/ less than \$100 (see copy)Title Vesting H/W ☐ T/E ☐ JTWS ☐ TIC ☐ OTHER ☐Property Description: (20.000 AC +/-) & ROWS and EasementsWarranty: GW Lot 16

Notes: _____

Grantor: Checks Auto Parts LLC✓ Grantee: Checks Auto Parts LLCDate Of Deed: 11/18/15 Recording Date: 12/10/15 Recording Time: _____Deed Book/Page: 496/590Consideration: \$1/ less than \$100Title Vesting H/W ☐ T/E ☐ JTWS ☐ TIC ☐ OTHER ☐Property Description: (20.000 AC +/-) & ROWS and EasementsWarranty: GW Lot 16Notes: * Deed of Compliance (see copy) - Lead contamination

FORM #2

ORDER NUMBER: _____ SEARCH IS CURRENT AS OF: _____

C: CHAIN OF TITLE SECTION:

Grantor: Rodney L Lerosé & Barbara Lerosé ^{H/W}

✓ Grantee: Check's Auto Parts LLC

Date Of Deed: 3/2/12 Recording Date: 4/17/12 Recording Time: _____

Deed Book/Page: 474/600

Consideration: \$10/ \$300,000

Title Vesting H/W ☐ T/E ☐ JTWS ☐ T/C ☐ OTHER ☐

Property Description: (20.000ACH-) & ROWS and Easements (E/R right to use ROWS) - plat attached

Warranty: GW (Lot 16)

Notes: * Stopping here because the above Grantors are the Developers! The subject lot is part of 557AC they subdivided!

Grantor: _____

Grantee: _____

Date Of Deed: _____ Recording Date: _____ Recording Time: _____

Deed Book/Page: _____

Consideration: _____

Title Vesting H/W ☐ T/E ☐ JTWS ☐ T/C ☐ OTHER ☐

Property Description: _____

Warranty: _____

Notes: _____

Grantor: _____

Grantee: _____

Date Of Deed: _____ Recording Date: _____ Recording Time: _____

Deed Book/Page: _____

Consideration: _____

Title Vesting H/W ☐ T/E ☐ JTWS ☐ T/C ☐ OTHER ☐

Property Description: _____

Warranty: _____

Notes: _____

ORDER NO.: _____

SEARCH IS CURRENT AS OF: ____/____/____

E.MORTGAGE/DEED OF TRUSTS SECTION

BOOK/PAGE: ____/____ DATED: ____/____/____ RECORDED DATE ____/____/____

MORTGAGOR: None found

TRUSTEE(S): _____

MORTGAGEE: _____

MTG. TYPE: _____ MORTGAGE AMOUNT: _____

IS MORTGAGE ASSIGNED?: _____ ASSIGNMENT DATE: ____/____/____ RECORDED: ____/____/____

ASSIGNEE: _____ BOOK/PAGE ____/____

NOTE:

BOOK/PAGE: ____/____ DATED: ____/____/____ RECORDED DATE ____/____/____

MORTGAGOR: _____

TRUSTEE(S): _____

MORTGAGEE: _____

MTG. TYPE: _____ MORTGAGE AMOUNT: _____

IS MORTGAGE ASSIGNED?: _____ ASSIGNMENT DATE: ____/____/____ RECORDED: ____/____/____

ASSIGNEE: _____ BOOK/PAGE ____/____

NOTE:

BOOK/PAGE: ____/____ DATED: ____/____/____ RECORDED DATE ____/____/____

MORTGAGOR: _____

TRUSTEE(S): _____

MORTGAGEE: _____

MTG. TYPE: _____ MORTGAGE AMOUNT: _____

IS MORTGAGE ASSIGNED?: _____ ASSIGNMENT DATE: ____/____/____ RECORDED: ____/____/____

ASSIGNEE: _____ BOOK/PAGE ____/____

NOTE:

FORM #6

PAGE _____ of _____

ORDER NO: _____

SEARCH CURRENT AS OF: ____/____/____

H. EASEMENTS AND RIGHT OF WAYS

BOOK/PAGE: 490, 704 DATE: 10, 24, 14 RECORDED: 11, 14, 14
FROM: James Buckland *(He was the former managing member of Checks Auto, LLC per DB 528/704)*
(this document does not reference Checks Auto, LLC)
TO: Frontier West Virginia Inc.
PURPOSE: communication systems, etc *(references the previously assigned map 15 parcel 15.8 which was the map parcel in Summersville District before being annexed to Summersville Corp)*

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

BOOK/PAGE: ____/____/____ DATE: ____/____/____ RECORDED: ____/____/____

FROM: _____

TO: _____

PURPOSE: _____

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2024

Account Number: 00022704

Ticket #: 0000024623

Taxpayer I.D.:

District: 08 - SUMMERSVILLE CORP

Property Owner	Property Description
CONSDAN INTERNATIONAL LLC	20 ACS--R/W SUR MUDDLETY
319 SECOND ST	Map/Parcel: 37 / 0001 0000 0000
BURKEVILLE, VA 239223183	Lot Size: Acreage:
Lending Institution:	Book: 544 Page: 563

Tax Class: 4
Homestead Exemption: None
Back Tax: None
Exoneration: None
Prior Delinquents: None
Special Disposition: None

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	60120	60120	
Building	0	0	
Total	60120	60120	740.56

DUE: First Half: 722.05 If paid by: 09/01/2024 Second Half: 722.05 If paid by: 03/01/2025 Total Due: 1444.10 If paid by: 09/01/2024

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office
700 Main Street
Summersville, WV 26651
Or call (304) 872-7842 with questions.

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2023

Account Number: 00022704

Ticket #: 0000024427

Taxpayer I.D.:

District: 08 - SUMMERSVILLE CORP

Property Owner	Property Description
CONSDAN INTERNATIONAL LLC	20 ACS--R/W SUR MUDDLETY
319 SECOND ST	Map/Parcel: 37 / 0001 0000 0000
BURKEVILLE, VA 239223183	Lot Size: Acreage:
Lending Institution:	Book: 544 Page: 563

Tax Class: 4
Homestead Exemption: None
Back Tax: None
Exoneration: None
Prior Delinquents: None
Special Disposition: Sold to Individual by WWSAO

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	60120	60120	
Building	0	0	
Total	60120	60120	740.56

DUE: First Half: Sold to Individual by WWSAO Second Half: Sold to Individual by WWSAO Total Due: none due

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office
700 Main Street
Summersville, WV 26651
Or call (304) 872-7842 with questions.

Nicholas County Sheriff's Tax Office

Nicholas County Real Property



Tax Year: 2022

Account Number: 00022704

Ticket #: 0000024608

Taxpayer I.D.:

District: 08 - SUMMERSVILLE CORP

Property Owner	Property Description
GRAYBEAL ROSA	20 ACS--R/W SUR MUDDLETY
PO BOX 467	Map/Parcel: 37 / 0001 0000 0000
PINEVILLE, WV 258740467	Lot Size: Acreage:
Lending Institution:	Book: 528 Page: 764

Tax Class: 4

Homestead Exemption: None

Back Tax: None

Exoneration: None

Prior Delinquents: None

Special Disposition: Sold to Individual by WWSAO

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	108180	108180	
Building	0	0	
Total	108180	108180	1332.56

DUE: First Half: Sold to Individual by WWSAO Second Half: Sold to Individual by WWSAO Total Due: none due

PAYMENTS RECEIVED:

	First Half	Second Half
Net	.00	.00
Discount	.00	.00
Interest	.00	.00
Total	.00	.00
Date	none paid	none paid

Please Remit Payment (if any) to: Nicholas County Sheriff's Tax Office

700 Main Street

Summersville, WV 26651

Or call (304) 872-7842 with questions.

PLEASE DO NOT PUBLISH

THIS DEED made this the 6th day of January, 2022, by and between ROSA GRAYBEAL, hereinafter referred to as GRANTOR, and CONSDAN INTERNATIONAL LLC, a West Virginia limited liability company, hereinafter referred to as GRANTEE.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt whereof is hereby acknowledged, the said Grantor grants and conveys with covenants of General Warranty, to the said Grantee, all that certain lot or parcel of real estate together with any buildings or improvements thereon, rights and rights of way incidental thereto, and appurtenances thereunto belonging, situate in Summersville Corporation District (formerly situate in Summersville District), Nicholas County, West Virginia, and being more particularly bounded and described as follows:

BEGINNING at a point, sourwood, beech, and black jack called for; 5/8" rebar found; corner with Rodney LeRose and Southern West Virginia Asphalt; from which an 8" beech bears S 82 W 3.4 feet, and a 10" dead red oak bears N 25 W 6.6 feet; thence with Southern South 85 degrees 29 minutes 59 seconds East, a distance of 1566.92 feet; to a point; 5/8" rebar called for and found; corner with Southern; from which a 6" white oak bears N 56 E 13.1 feet; thence south 3 degrees 14 minutes 29 seconds West, passing at 23.06 feet a 5/8" rebar set at the center of the Right of Way 2; and passing at 175.66 a 5/8" rebar set at the center of the Right of way 1; in all, a distance of 244.32 feet; to a point; 1" iron pipe called for and found; corner with Southern and Marguerite B. Grose Estate; from which a fence post bears S 22 E 2.2 feet, a 10" white oak bears S 36 W 11.2 feet, and a 12" gum bears N 47 W 8.4 feet; thence leaving Southern and with Grose South 2 degrees 55 minutes 13 seconds West, a distance of 255.68 feet; to a point; 5/8" x 30" rebar with plastic cap set; in the line of and corner with Grose; thence leaving Grose and through LeRose for two calls North 89 degrees 04 minutes 17 seconds West, a distance of 1606.56 feet; to a point; 5/8" x 30" rebar with plastic cap set; thence North 6 degrees 48 minutes 01 second East, a distance of 600.42 feet to the place of beginning, containing 20.000 acres, more or less, as surveyed in February 2012, by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Lot 16.

Being the same property or real estate conveyed to Rosa Graybeal, by Checks Auto Parts LLC, by deed dated March 10, 2020, recorded in the office of the Clerk of the County Commission of Nicholas County, West Virginia, in Deed Book 528 at Page 764.

There is further conveyed to the Grantee the right to use, in common with others having the like right, the two rights of way and easements hereinafter described for the purposes of ingress and egress to and from the real estate conveyed hereinabove, both said rights of way being 40 feet in width.

Doc ID: 005693550003 Type: DEED
Recorded: 01/06/2022 at 12:11:47 PM
Receipt#: 2022-00000060
Fee Amt: \$817.00 Page 1 of 3
Excise Tax: \$770.00
Nicholas County Clerk
Robert Painter II County Clerk
BK 544 PG 563-565

Right of Way Number 1: Beginning at a point at the center of the Route 19 access road on the westside of Route 19; nail set; from which a Roof Bolt called for and found (Robert Marsh and Southern West Virginia Asphalt corner) bears S 52-12-22 W 156.01 feet, and the end guard rail post bears N 39-34-15 W 40.81 feet; thence leaving the Route 19 access road and with the center of the existing road way North 76 degrees 14 minutes 18 seconds West, a distance of 37.02 feet; to a point; thence North 66 degrees 40 minutes 41 seconds West, a distance of 74.20 feet; to a point; thence North 54 degrees 09 minutes 07 seconds West, a distance of 47.49 feet; to a point; thence North 43 degrees 57 minutes 58 seconds West, a distance of 112.76 feet; to a point N 45 E 1.7 feet from the center of the existing paved roadway; from which a 5/8" rebar called for and found (Central Testing Inc. corner) bears S 43°11'55" W 20.00 feet; thence North 46 degrees 58 minutes 34 seconds West, a distance of 65.08 feet; to a point at the center of the existing roadway; thence continuing with the center of the existing roadway for 11 calls North 42 degrees 56 minutes and 57 seconds West, a distance of 42.62 feet; to a point at the gate; thence North 45 degrees 09 minutes 31 seconds West, a distance of 142.63 feet; to a point; thence North 46 degrees 50 minutes 48 seconds West, a distance of 63.89 feet; to a point; thence North 48 degrees 12 minutes 25 seconds West, a distance of 45.42 feet; to a point; thence North 55 degrees 34 minutes 55 seconds West, a distance of 45.52 feet; to a point; thence North 72 degrees 46 minutes 03 seconds West, a distance of 23.42 feet; to a point; thence South 86 degrees 46 minutes 34 seconds West, a distance of 46.77 feet; to a point; thence South 61 degrees 50 minutes 37 seconds West, a distance of 52.33 feet; to a point at the intersection of Right of way 1 and Right of way 2; thence continuing with Right of way 1 South 58 degrees 00 minutes 00 seconds West, a distance of 60.00 feet; to a point; thence South 73 degrees 36 minutes 18 seconds West, a distance of 258.05 feet; to a point; thence South 50 degrees 00 minutes 00 seconds West, a distance of 59.85 feet; to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 1" iron pipe called for and found (LeRose, Marguerite B. Grose Estate, and Southern West Virginia Asphalt corner) bears S 03-14-29 W 68.67 feet. The described right of way is an existing road as surveyed in February 2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 1 as shown on a plat attached to deed dated 2nd day of March, 2012 and recorded in Deed Book 474 Page 600.

There is further granted and conveyed to the Grantee a second right of way and easement

forty (40) feet in width for the same purposes centered along the following surveyed line:

Right of Way Number 2: BEGINNING at a point at the intersection of Right of way 1 and Right of way 2; thence leaving Right of way 1 and with the center of the existing road way South 84 degrees 00 minutes 00 seconds West, a distance of 66.00 feet; to a point; thence North 89 degrees 00 minutes 00 seconds West, a distance of 33.00 feet; to a point; thence North 81 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; to a point; thence North 86 degrees 32 minutes 13 seconds West, a distance of 60.45 feet; to a point; thence South 87 degrees 15 minutes 48 seconds West, a distance of 78.01 feet to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 5/8" rebar called for and found N 03-14-29 E 23.06 feet. The described right of way is center of an existing road as surveyed in February 2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 2 as shown on a plat attached to the deed dated the 2nd day of March, 2012 and recorded in Deed Book 474 Page 600.

The two above-described rights of way are for access through the Tract One real estate conveyed to Southern West Virginia Asphalt by James R. Bright, Trustee of the James D. Ireland Cleveland Revocable Trust, by deed dated July 25, 2005 and of record in the aforesaid Clerk's office in Deed Book 435 at page 519.

This deed is made subject to the disclosures made in that certain Deed of Compliance dated November 18, 2015, of record in the aforesaid Clerk's office in Deed Book 496 at page 590, and all other exceptions, reservations, conditions, restrictions, and easements contained in prior deeds of conveyance of record for the above-described real estate, insofar as same are presently applicable and have not been released, abandoned or discharged by law or otherwise.

Under penalty of perjury as provided by law, the undersigned Grantor does hereby declare that she is a resident of the State of West Virginia; therefore the change of ownership effected by this deed is not subject to the requirements of West Virginia Code Section 11-21-71b.

Under penalty of fine and imprisonment, the undersigned Grantor does hereby state that the consideration for this conveyance is One Hundred Thousand Dollars (\$100,000.00).

This document was prepared with benefit of title examination by James R. Milam II Attorney at Law, PLLC, 701 Church Street, Summersville, WV 26651.

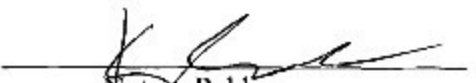
Witness the following signature.


Rosa Graybeal

State of West Virginia
County of Nicholas

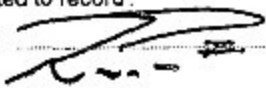
This instrument was acknowledged before me this 6th day of January, 2022, by Rosa Graybeal.

My Commission Expires: July 3, 2023


Notary Public



STATE OF WEST VIRGINIA, Nicholas County Commission Clerk's Office 01/06/2022. The foregoing Deed together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste:  Clerk



Return to:
Rosa Graybeal
PO Box 467
Pineville, WV 24874

Doc ID: 005551210004 Type: DEED
Recorded: 03/16/2020 at 02:29:46 PM
Receipt#: 2020-00001194
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$0.00
Nicholas County Clerk
Robert Painter II County Clerk
BK **528** PG **764-767**

THIS DEED, made this 10th day of March 2020, by and between, **CHECKS AUTO PARTS, LLC, a West Virginia limited liability company**, hereinafter called party of the first part, **GRANTOR**, and **ROSA GRAYBEAL**, hereinafter called party of the second part, **GRANTEE**;

WHEREAS, the Secretary of State of West Virginia terminated Checks Auto Parts, LLC, on November 1, 2016.

WHEREAS, James Buckland, now deceased, was the Manager of Checks Auto Parts, LLC, and Warren M. Hunter and Rosa Graybeal are the sole organizers and members of Checks Auto Parts, LLC. Pursuant to West Virginia Code § 31B-8-803 (c), 1: a person winding up the limited liability company may dispose of and transfer the company's property, and 2: pursuant to § 31B-8-806 (b), each member is entitled to a distribution upon winding up the limited liability company's business consisting of a return of all considerations which have not previously been returned and a distribution of any remainder in equal shares.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, the receipt of all of which is hereby acknowledged, and for other good and valuable considerations as hereinafter declared, the said party of the first part does hereby GRANT, SELL and CONVEY, with covenants of GENERAL WARRANTY of title, all that certain tract or parcel of real estate, together with all appurtenances thereunto belonging and the buildings and improvements thereon, situate in Summersville District, Nicholas County, West Virginia, more particularly bounded and described as follows:

Beginning at a point, sourwood, beech, and black jack called for; 5/8" rebar found; corner with Rodney LeRose and Southern West Virginia Asphalt; from which an 8" beech bears S 82 W 3.4 feet, and a 10" dead red oak bears N 25 W 6.6 feet; thence with Southern South 13:5 degrees 29 minutes 59 seconds East, a distance of 1566.92 feet; to a point; 5/8" rebar Called for and found; corner with Southern; from-which a 6" white oak bears N 56 E 13.1 feet; thence South 3 degrees 14 minutes 29 seconds West, passing at 23.06 feet a 5/8" rebar set at the center of the Right of Way 2; and passing at 175.66 a 5/8" rebar set at the center of the Right of way 1; in all, a distance of 244.32 feet; to a point; 1" iron pipe called for and found; corner with Southern and Marguerite B. Grose Estate; from which a fence post bears E 22 E 2.2 feet, a 10" white oak bears S 36 W 11.2 feet, and a 12" gum bears N 47 W 6.4 feet; thence leaving Southern and with Grose South 2 degrees 55 minutes 13 seconds West, a distance of 255.68 feet; to a point; 5/8" x 30" rebar with plastic cap set; in the line of and corner with Grose; thence leaving Grose and through LeRose for two calls North 8.9 degrees 04 minutes 17 seconds West,

a distance of 1606.56 feet; to a point; 5/8" x 30" rebar with plastic cap set; thence North 6 degrees 48 minutes 01 second East, a distance of 600.42 feet to the plate of beginning, containing 20.000 acres, more or less, as surveyed in February 2012, by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Lot 16.

Being a part of the real estate conveyed from Acel Meadows and Kenton Meadows Company, Inc., to Rodney L. LeRose and Barbara LeRose by deed dated January 18, 2011, and found of record in the office of the Clerk of the County Commission Nicholas County, West Virginia, in Deed Book 465 at page 440.

There, is further conveyed to the party of the second part the right to use in common with others having the like right the two rights of way and easements described. hereinafter for the purposes of ingress and egress to and from the real estate conveyed hereinabove; both said rights of way shall be forty (40) feet in width.

Right of Way Number 1:

Beginning at a point at the center of the Route 19 access: road on the west side of Route 19; nail set; from which a Roof bolt called for and found (Robert Marsh and Southern West Virginia Asphalt corner) bears 8 52-12-22 W 156.01 feet, and the end guard rail post bears N 39-34-15 W 40.81 feet; thence leaving the Route 19 access road and with the center of the existing toad way North 76 degrees 14 minutes 18 seconds West, a distance of 37.02 feet; to a point; thence North 66 degrees 40 minutes 41 seconds West, a distance of 74.20 feet; to a point.; thence North 54 degrees 09 minutes 07 seconds West, a distance of 47.49 feet; to a point; thence North 4.3 degrees 57 minutes 58 seconds West, a distance of 112.76 feet; to a point N 45 E 1.7 feet from the center of the existing paved roadway; from which a 5/8" rebar called for and found (Central Testing Int. corner) bears S 43°11'55" W 20.00 feet; thence North 46 degrees 58 minutes 34 seconds West, a distance of 65.08 feet; to a point at the center of the existing roadway; thence continuing with the center of the existing roadway for 11 calls North 42 degrees 56 minutes 57 seconds West, a distance of 42.62 feet; to a point at the gate; thence North 45 degrees 09 minutes 31 seconds West, a distance of 142.63 feet; to a point; thence North 46 degrees 50 minutes 48 seconds West, a distance of 63.89 feet; to a point; thence North 48 degrees 12 minutes 25 seconds West, a distance of 45.42 feet; to a point; thence North 55 degrees 34 minutes 55 seconds West, a distance of 45.52 feet; to a point; thence North 72 degrees 46 minutes 03 seconds West, a distance of 23.42 feet; to a point; thence South 86 degrees 46 minutes 34 seconds West, a distance of 46.71 feet.; to a point; thence South 61 degrees 50 minutes 37 seconds West, a distance of 52.33 feet; to a point at the intersection of Right of way 1 and Right of way 2; thence continuing with Right of way 1 South 55 degrees 00 minutes 00 seconds West, a distance of 60.00 feet; to a point; thence South 73 degrees 36 minutes 18 seconds West, a distance of 258.05 feet; to a point; thence South 50 degrees 00 minutes 00 seconds West, a distance of 59.85 feet; to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 1" iron pipe called for and found (LeRose, Marguerite B. Grose Estate, and Southern West Virginia Asphalt corner) bears S 03-14-29 W 68.67 feet. The described right of way is an existing road as surveyed in February 2012 by Joseph R. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 1.

There is further granted and conveyed to the party of the second part a second right, of way and easement forty (40) feet in width for the same purposes centered along the following surveyed line:

Beginning at a point at the intersection of Right of way 1 and Right of way 2; thence leaving Right of way 1 and with the center of the existing Toad way South 84 degrees 00 minutes 00 seconds West, a distance of 66.00 feet; to a point; thence North 89 degrees 00 minutes 00 seconds West, a distance of 33.00 feet; to a point; thence North 81 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; to a point; thence North 86 degrees 32 minutes 13 seconds West, a distance of 60.45 feet; to a point; thence South 87 degrees 15 minutes 48 seconds West, a distance of 78.01 feet to a point; 5/8" x 15" rebar With plastic dap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 5/8" rebar called for and found (LeRose and, Southern West Virginia Asphalt corner) bears N 03-14-29 E. 21.06 feet. The described right of way is the center of an existing road as surveyed in February 2012: by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville West Virginia 26651, and being Right of Way 2.

The two said rights of way are for access through the Tract One real estate conveyed from James R. Bright, trustee of the James D. Ireland Cleveland Revocable Trust to Southern West Virginia Asphalt, Inc. by deed dated July 25, 2005 and found of record in office of the Clerk of the Count Commission, Nicholas County, West Virginia in Deed Book 435 at page 519.

The party of the first part specifically excepts and reserves unto itself, its heirs, successors and assigns the right to use said rights-of-way in common with the parties of the second part for the purposes of access by the remaining lends now owned or hereafter acquired by the Grantors.

AND BEING the same property conveyed unto Checks Auto Parts, LLC, by Rodney L. LeRose and Barbara LeRose, husband and wife, by Deed dated the 2nd day of March 2012, and of record in the Office of the County Clerk of Nicholas County, West Virginia, in Deed Book 474 at page 600-605.

THIS CONVEYANCE is made **SUBJECT** to any and all easements, rights-of-way, exceptions, affecting title to the property hereby conveyed that are contained in instruments of record in the aforesaid Clerk's office; provided, however, that any such restriction, covenant or condition indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is hereby deleted to the extent such restriction, covenant or condition violates 42 USC § 3604(c).

TO HAVE AND TO HOLD, unto the said party of the second part, her heirs and assigns, forever.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of perjury as provided by law, the undersigned Grantor does hereby declare that it is a West Virginia entity and therefore the change of ownership effected by this deed is exempt from the requirements of West Virginia Code Sec. 11-21-71b.

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declare that the total consideration of the property conveyed by the document to which this declaration is appended is **LESS THAN \$100.00.**

WITNESS the following signatures and seals.

CHECKS AUTO PARTS, LLC

 (SEAL)

WARREN M. HUNTER, its Organizer/Member

 (SEAL)

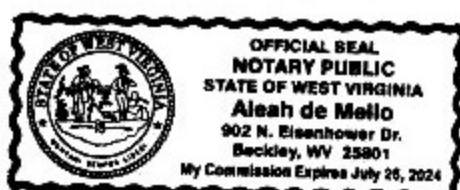
ROSA GRAYBEAL, its Organizer/Member

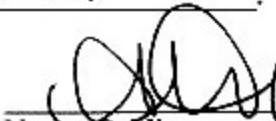
STATE OF WEST VIRGINIA
COUNTY OF GREENBRIER, TO-WIT:

The foregoing instrument was acknowledged before me this 10th day of March 2020, by **WARREN M. HUNTER**, ORGANIZER/MEMBER of CHECKS AUTO PARTS, LLC, a West Virginia limited liability company, on behalf of the limited liability company.

Given under my hand this 10th day of March 2020.

My commission expires 7-26-24



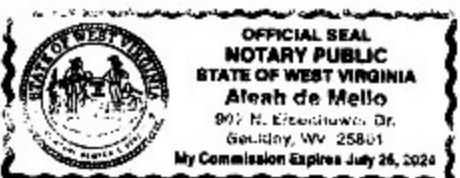

Notary Public

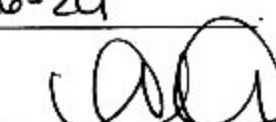
STATE OF WEST VIRGINIA
COUNTY OF GREENBRIER, TO-WIT:

The foregoing instrument was acknowledged before me this 10th day of March 2020, by **ROSA GRAYBEAL**, ORGANIZER/MEMBER of CHECKS AUTO PARTS, LLC, a West Virginia limited liability company, on behalf of the limited liability company.

Given under my hand this 10th day of March 2020.

My commission expires 7-26-24




Notary Public

This instrument was prepared by Edward D. Knight, III, Attorney at Law, State Bar No. 2082, 906 Washington Street West, Lewisburg, WV 24901, without examination of title or report. No opinion, expressed or implied, is given as to the marketability or condition of the title of the subject property, the quantity of lands included therein, the location of the boundaries thereof, the existence of liens, unpaid taxes and encumbrances, to ownership of minerals and/or mineral rights and privileges, or any other matter pertaining to said title.

STATE OF WEST VIRGINIA Nicholas
County Commission Clerk's Office
03/16/2020. The foregoing Deed together
with the certificate of its acknowledgment
was this day presented in said office and
admitted to record.
Teste:  Clerk
04

DO NOT PUBLISH

16 of 27
Doc ID: 004994050004 Type: DEED
Recorded: 12/10/2015 at 03:11:05 PM
Receipt#: 2015-00005505
Fee Amt: \$16.00 Page 1 of 4
Excise Tax: \$0.00
Nicholas County Clerk
Audra Deitz County Clerk
BK 496 PG 590-593

THIS DEED OF COMPLIANCE, dated this 18th day of November, 2015, is made by and between **CHECKS AUTO PARTS LLC**, Grantor, and **CHECKS AUTO PARTS LLC**, Grantee.

WHEREAS, the above indicated Checks Auto Parts LLC received notice from the West Virginia Department of Environmental Protection, herein after WV DEP, that property received from Rodney L. LeRose and Barbara LeRose, in that deed dated the 2nd day of March 2012, and found in the Office of the Clerk of the Nicholas County Commission in Deed Book 474 page 600, contained real estate found to be contaminated by lead as a result of past use as a shooting range by an entity known as Wadcutters Shooting Range;

WHEREAS, by letter dated February 25, 2015, Checks Auto Parts notified WV DEP that it had ceased all activities involving the movement and slice or the removal of any alleged contaminated property and agreed to notify any future recipients of interest in the property at issue of the alleged contamination. Further, Checks Auto Parts LLC notified WV DEP of its intention to continue the use of the property of alleged contamination as a shooting range;

WHEREAS, by letter dated April 6, 2015, WV DEP notified Checks Auto Parts LLC of its approval of the Plan Of Corrective Action (POCA) with the caveat that the current deed be modified to contain a notice as described in West Virginia Code §22-18-21;

WHEREAS, in compliance therewith, Checks Auto Parts LLC has had originated this **DEED OF COMPLIANCE**.

NOW THEREFORE, in compliance with the stipulated requirements by the WV DEP, as well as West Virginia Code §22-18-21, notice is hereby given to all future purchasers and or acquirers of interest, including any and all possible lessees, in the hereinafter described property that there has been a

determination made by the WV DEP that lead contamination has occurred on the said property.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, selling convey unto the said Grantee, with covenants of GENERAL WARRANTY of title, all that certain tract or parcel of real estate, together with all appurtenances thereunto belonging and the buildings and improvements thereon, situate in Summersville District, Nicholas County, West Virginia, more particularly bounded and described as follows:

BEGINNING at a point, sourwood, beech, and black jack called for; 5/8" rebar found; corner with Rodney LeRose and Southern West Virginia Asphalt; from which an 8" beech bears S 82 W 3.4 feet, and a 10" dead red oak bears N 25 W 6.6 feet; thence with Southern South 85 degrees 29 minutes 59 seconds East, a distance of 1566.92 feet; to a point; 5/8" rebar called for and found; corner with Southern; from which a 6" white oak bears N 56 E 13.1 feet; thence south 3 degrees 14 minutes 29 seconds West, passing at 23.06 feet a 5/8" rebar set at the center of the Right of Way 2; and passing at 175.66 a 5/8" rebar set at the center of the Right of way 1; in all, a distance of 244.32 feet; to a point; 1" iron pipe called for and found; corner with Southern and Marguerite B. Grose Estate; from which a fence post bears S 22 E 2.2 feet, a 10" white oak bears S 36 W 11.2 feet, and a 12" gum bears N 47 W 8.4 feet; thence leaving Southern and with Grose South 2 degrees 55 minutes 13 seconds West, a distance of 255.68 feet; to a point; 5/8" x 30" rebar with plastic cap set; in the line of and corner with Grose; thence leaving Grose and through LeRose for two calls North 89 degrees 04 minutes 17 seconds West, a distance of 1606.56 feet; to a point; 5/8" x 30" rebar with plastic cap set; thence North 6 degrees 48 minutes 01 second East, a distance of 600.42 feet to the place of beginning, containing 20.000 acres, more or less, as surveyed in February 2012, by Joseph P. Young, PE and point, thence North 48 degrees 12 minutes 25 seconds West, a distance of 45.42 feet; to a point; thence North 55 degrees 34 minutes 55 seconds West, a distance of 45.52 feet; to a point; thence North 72 degrees 46 minutes 03 seconds West, a distance of 23.42 feet; to a point; thence South 86 degrees 46 minutes 34 seconds West, a distance of 46.77 feet; to a point; thence South 61 degrees 50 minutes 37 seconds West, a distance of 52.33 feet; to a point at the intersection of Right of way 1 and Right of way 2; thence continuing with Right of way 1 South 58 degrees 00 minutes 00 seconds West, a distance of 60.00 feet; to a point; thence South 73 degrees 36 minutes 18 seconds West, a distance of 258.05 feet; to a point; thence South 50 degrees 00 minutes 00 seconds West, a distance of 59.85 feet; to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 1" iron pipe called for and found (LeRose, Marguerite B. Grose Estate, and Southern

West Virginia Asphalt corner) bears S 03-14-29 W 68.67 feet. The described right of way is an existing road as surveyed in February 2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 1 as shown on a plat attached to deed dated 2nd day of March, 2012 and recorded in Deed Book 474 Page 600-605.

There is further granted and conveyed to the part of the second part a second right of way and easement forty (40) feet in width for the same purposes centered along the following surveyed line:

Right of Way Number 2:

BEGINNING at a point at the intersection of Right of way 1 and Right of way 2; thence leaving Right of way 1 and with the center of the existing road way South 84 degrees 00 minutes 00 seconds West, a distance of 66.00 feet; to a point; thence North 89 degrees 00 minutes 00 seconds West, a distance of 33.00 feet; to a point; thence North 81 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; to a point; thence North 86 degrees 32 minutes 13 seconds West, a distance of 60.45 feet; to a point; thence South 87 degrees 15 minutes 48 seconds West, a distance of 78.01 feet to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 5/8" rebar called for and found N 03-14-29 E 23.06 feet. The described right of way is center of an existing road as surveyed in February 2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doc Run Road, Summersville, West Virginia 26651, and being Right of Way 2 as shown on a plat attached to deed dated the 2nd day of March, 2012 and recorded in Deed Book 474 Page 600-605.

The two said rights of way are for access through the Track One real estate conveyed from James R. Bright, trustee of the James D. Ireland Cleveland Revocable Trust to Southern West Virginia Asphalt, Inc. by deed dated July 25, 2005, and found of record in the Clerk of the County Commission, Nicholas County, West Virginia in Deed Book 435 at page 519.

The party of the first part specifically excepts and reserves unto itself, its heirs, successors and assigns the right to use said rights-of-way in common with the parties of the second part for the purposes of access by the remaining lands now owned or hereafter acquired by the Grantors.

This deed is made subject to the same exceptions, reservations, conditions, restrictions and easements contained in prior deeds of conveyance of record for the above described real estate, insofar as same are presently

applicable and have not been released, abandoned or discharged by law or otherwise.

Under penalties of perjury as provided by law, the undersigned Grantor, does hereby declare that he is a resident of West Virginia and, therefore, the change of ownership effected by this deed is exempt from the requirements of West Virginia Code Sec. 11-21-71B.

Under penalty of fine and imprisonment, the Grantor states the total consideration for this conveyance is less than One Hundred Dollars (\$100.00).

This deed was prepared by Losch & McCourt, PLLC, Attorneys at Law, 500 Court Street, Summersville, West Virginia, 26651, without benefit of title search.

WITNESSETH the following signatures and seals.

CHECKS AUTO PARTS LLC

By: Rosa Graybeal (SEAL)
ROSA GRAYBEAL

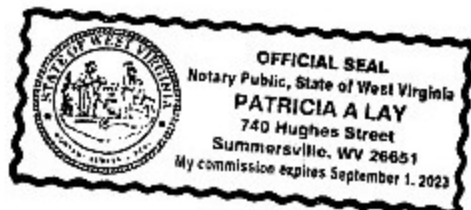
Its: Member - Manager

STATE OF WEST VIRGINIA
COUNTY OF NICHOLAS, To-Wit:

The foregoing was acknowledged before me by ROSA GRAYBEAL on the 10th day of December, 2015.

My commission expires: Sept. 1, 2023

Patricia A. Lay
NOTARY PUBLIC



STATE OF WEST VIRGINIA, Nicholas
County Commission Clerk's Office
12/10/2015. The foregoing Deed together
with the certificate of its acknowledgment,
was this day presented in said office and
admitted to record.

Teste: Nicholas D. Dyer Clerk



Doc ID: 004200200006 Type: DEE
 Recorded: 04/17/2012 at 02:26:29 PM
 Fee Amt: \$2,017.00 Page 1 of 6
 Excise Tax: \$1,980.00
 Stamp# 186
 Nicholas County Clerk
 Wanda Hendrickson County Clerk
 BK **474** PG **600-605**

This DEED, dated this the 2nd day of March, 2012, is made by and between **RODNEY L. LEROSE and BARBARA LEROSE**, husband and wife, party of the first part, Grantors, and **CHECKS AUTO PARTS LLC**, party of the second part, Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby grant, sell and convey unto the said Grantee, with covenants of GENERAL WARRANTY, all that certain tract or parcel of real estate, together with all appurtenances thereunto belonging and the buildings and improvements thereon, situate in Summersville District, Nicholas County, West Virginia, more particularly bounded and described as follows:

Beginning at a point, sourwood, beech, and black jack called for; 5/8" rebar found; corner with Rodney LeRose and Southern West Virginia Asphalt; from which an 8" beech bears S 82 W 3.4 feet, and a 10" dead red oak bears N 25 W 6.6 feet; thence with Southern South 85 degrees 29 minutes 59 seconds East, a distance of 1566.92 feet; to a point; 5/8" rebar called for and found; corner with Southern; from which a 6" white oak bears N 56 E 13.1 feet; thence South 3 degrees 14 minutes 29 seconds West, passing at 23.06 feet a 5/8" rebar set at the center of the Right of Way 2; and passing at 175.66 a 5/8" rebar set at the center of the Right of way 1; in all, a distance of 244.32 feet; to a point; 1" iron pipe called for and found; corner with Southern and Marguerite B. Grose Estate; from which a fence post bears S 22 E 2.2 feet, a 10" white oak bears S 36 W 11.2 feet, and a 12" gum bears N 47 W 8.4 feet; thence leaving Southern and with Grose South 2 degrees 55 minutes 13 seconds West, a distance of 255.68 feet; to a point; 5/8" x 30" rebar with plastic cap set; in the line of and corner with Grose; thence leaving Grose and through LeRose for two calls North 89 degrees 04 minutes 17 seconds West, a distance of 1606.56 feet; to a point; 5/8" x 30" rebar with plastic cap set; thence North 6 degrees 48 minutes 01 second East, a distance of 600.42 feet to the place of beginning, containing 20.000 acres, more or less, as surveyed in February 2012, by Joseph P. Young, PE and

PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Lot 16 as shown on a plat attached hereto and made a part of this description.

Being a part of the real estate conveyed from Acel Meadows and Kenton Meadows Company, Inc., to Rodney L. LeRose and Barbara LeRose by deed dated January 18, 2011, and found of record in the office of the Clerk of the County Commission Nicholas County, West Virginia, in Deed Book 465 at page 440.

There is further conveyed to the party of the second part the right to use in common with others having the like right the two rights of way and easements described hereinafter for the purposes of ingress and egress to and from the real estate conveyed hereinabove; both said rights of way shall be forty (40) feet in width.

Right of Way Number 1:

Beginning at a point at the center of the Route 19 access road on the west side of Route 19; nail set; from which a Roof bolt called for and found (Robert Marsh and Southern West Virginia Asphalt corner) bears S 52-12-22 W 156.01 feet, and the end guard rail post bears N 39-39-15 W 40.81 feet; thence leaving the Route 19 access road and with the center of the existing road way North 76 degrees 14 minutes 18 seconds West, a distance of 37.02 feet; to a point; thence North 66 degrees 40 minutes 41 seconds West, a distance of 74.20 feet; to a point; thence North 54 degrees 09 minutes 07 seconds West, a distance of 47.49 feet; to a point; thence North 43 degrees 57 minutes 58 seconds West, a distance of 132.76 feet; to a point N 45 E 1.7 feet from the center of the existing paved roadway; from which a 5/8" rebar called for and found (Central Testing Inc. corner) bears S 43°11'55" W 20.00 feet; thence North 46 degrees 58 minutes 34 seconds West, a distance of 65.08 feet; to a point at the center of the existing roadway; thence continuing with the center of the existing roadway for 11 calls North 42 degrees 56 minutes 57 seconds West, a distance of 42.62 feet; to a point at the gate; thence North 45 degrees 09 minutes 31 seconds West, a distance of 142.63 feet; to a point; thence North 46 degrees 50 minutes 48 seconds West, a distance of 63.89 feet; to a

point; thence North 48 degrees 12 minutes 25 seconds West, a distance of 45.42 feet; to a point; thence North 55 degrees 34 minutes 55 seconds West, a distance of 45.52 feet; to a point; thence North 72 degrees 46 minutes 03 seconds West, a distance of 23.42 feet; to a point; thence South 86 degrees 46 minutes 34 seconds West, a distance of 46.77 feet; to a point; thence South 61 degrees 50 minutes 37 seconds West, a distance of 52.33 feet; to a point at the intersection of Right of way 1 and Right of way 2; thence continuing with Right of way 1 South 58 degrees 00 minutes 00 seconds West, a distance of 60.00 feet; to a point; thence South 73 degrees 36 minutes 18 seconds West, a distance of 258.05 feet; to a point; thence South 50 degrees 00 minutes 00 seconds West, a distance of 59.85 feet; to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 1" iron pipe called for and found (LeRose, Marguerite B. Grose Estate, and Southern West Virginia Asphalt corner) bears S 03-14-29 W 68.67 feet. The described right of way is an existing road as surveyed in February 2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 1 as shown on a plat attached hereto and made a part of this description.

There is further granted and conveyed to the party of the second part a second right of way and easement forty (40) feet in width for the same purposes centered along the following surveyed line:

Right of Way Number 2:

Beginning at a point at the intersection of Right of way 1 and Right of way 2; thence leaving Right of way 1 and with the center of the existing road way South 84 degrees 00 minutes 00 seconds West, a distance of 66.00 feet; to a point; thence North 89 degrees 00 minutes 00 seconds West, a distance of 33.00 feet; to a point; thence North 81 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; to a point; thence North 86 degrees 32 minutes 13 seconds West, a distance of 60.45 feet; to a point; thence South 87 degrees 15 minutes 48 seconds West, a distance of 78.01 feet to a point; 5/8" x 15" rebar with plastic cap set; in the line of Rodney L. LeRose and Barbara LeRose and Southern West Virginia Asphalt; from which a 5/8" rebar called for and found (LeRose and Southern West Virginia Asphalt corner) bears N 03-14-29 E 23.06 feet. The described right of way is the center of an existing road as surveyed in February

2012 by Joseph P. Young, PE and PS, for Abby Technical Services PLLC, 200 Doe Run Road, Summersville, West Virginia 26651, and being Right of Way 2 as shown on a plat attached hereto and made a part of this description.

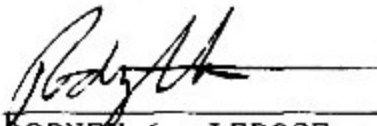
The two said rights of way are for access through the Tract One real estate conveyed from James R. Bright, trustee of the James D. Ireland Cleveland Revocable Trust to Southern West Virginia Asphalt, Inc. by deed dated July 25, 2005 and found of record in office of the Clerk of the County Commission, Nicholas County, West Virginia in Deed Book 435 at page 519.

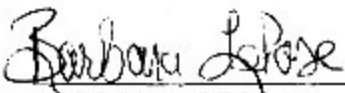
The party of the first part specifically excepts and reserves unto itself, its heirs, successors and assigns the right to use said rights-of-way in common with the parties of the second part for the purposes of access by the remaining lands now owned or hereafter acquired by the Grantors.

This deed is made subject to the same exceptions, reservations, conditions, restrictions and easements contained in prior deeds of conveyance of record for the above described real estate, insofar as same are presently applicable and have not been released, abandoned or discharged by law or otherwise.

DECLARATION OF VALUE: Under penalties of fine and imprisonment as provided by law, the undersigned Grantors hereby declare that the total consideration of the property transferred by this document is \$ 300,000⁰⁰.

WITNESS the following signatures and seals:


 RODNEY L. LEROSE

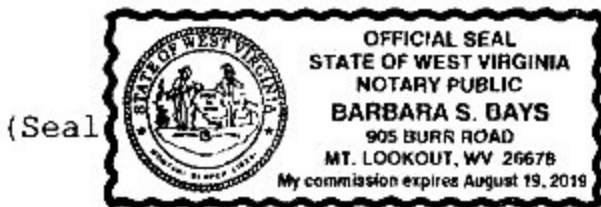

 BARBARA LEROSE

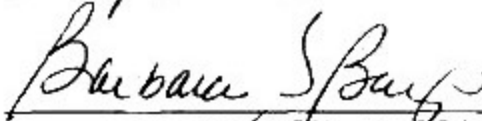
STATE OF WEST VIRGINIA,

COUNTY OF NICHOLAS, to-wit:

The foregoing instrument was acknowledged before me this 5th
 day of April, 2012, by Rodney L. LeRose.

My commission expires: August 19, 2019




 NOTARY PUBLIC

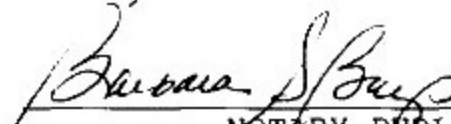
STATE OF WEST VIRGINIA,

COUNTY OF NICHOLAS, to-wit:

The foregoing instrument was acknowledged before me this 5th
 day of April, 2012, by Barbara LeRose.

My commission expires: August 19, 2019




 NOTARY PUBLIC

This instrument was prepared without
 benefit of title examination by:
 Harley E. Stollings
 Attorney at Law
 710 Broad Street
 Summersville, WV 26651

Surveyed By:
Abby Technical Services PLLC
200 Doe Run Road
Summersville, WV, 26681
Phone: 1 (304) 872-2764

Southern WV Asphalt
Db 435-619
Parcel 12 Map 15

RS=5/8" rebar with plastic cap set
RF=Rebar found
IPF=Iron pipe found
RBF=Roof bolt found
FP=Fence post

Line	Bearing	Distance
1	N 78°14'18"W	37.02'
2	N 68°40'41"W	74.20'
3	N 64°09'07"W	47.48'
4	N 42°56'57"W	42.87'
5	N 46°50'48"W	63.88'
6	N 48°12'25"W	48.43'
7	N 65°34'56"W	46.62'
8	N 72°48'03"W	23.42'
9	S 05°46'34"W	46.77'
10	S 81°50'37"W	52.13'
11	S 80°00'00"W	60.00'
12	S 84°00'00"W	59.85'
13	N 88°00'00"W	86.00'
14	N 88°32'13"W	13.00'
15	S 87°18'48"W	80.45'
16	N 37°28'16"W	78.81'
17	N 31°47'29"E	40.81'
18	S 31°47'29"W	23.06'
19	N 46°56'23"W	88.87'
20	S 63°11'55"W	65.06'
21		20.00'

Magnetic North
Dec = 5.28W
March 2008
Stille Airport
Station GPS
Observation

N 6°48'01"E
600.42'

N 4°31'02"E
297.31'

S18" RF

Pond

Rodney L. LeRose
Db 465-440
Part of Parcel 15
Map 15
Area=20.000 Acres

1566.92'

S 85°29'59"E

S18" RF

S 3°14'29"W
L 19 152.60' L 18

N 0°56' E
37.410'

8" maple

N 89°04'17"W

1606.56'

Rodney L. LeRose
Db 465-440
Residue of Parcel 15
Map 15

Plat of Survey for
**Rodney L. LeRose
& Barbara LeRose**

Summersville Dist., Nicholas County, West Va.
February 2012
Scale: 1" = 200'

S 2°55'13"W

1302.33'

RS

255.68'

Marguerite B. Grose
Estate
Db 243-435
WB 29-704
Parcel 17 Map 15

Robert Marsh
Db 445-656
Parcel 17.4 Map 15

Southern West Va.
Asphalt
Db 435-519
Parcel 13
Map 15

Southern West Va.
Asphalt
Db 435-519
Parcel 13
Map 15

Central Testing
Db 347-816
Parcel 14.1
Map 15

Nail set at
center of
access road

End guard rail post

R/W Fence

I, the undersigned, hereby certify that this plat is true and correct and shows to the best of my knowledge and belief all the information required by the laws of this state.

Joseph P. Young, PE and PS



g:\slightr\meadow2.zak
A8-737475-78-81 AS-34 RW A10-3197 A11-2627142-47158-5978-77
A12-6-9-12-17-20-32-34-37-44-45-43-44-47-50-52-54-68-72-75-76
A13-3-8-12-18-19-21-25-27-29-33- A14-3-8-10-46-47-49
g:\slightr\meadow2.zak (p) g:\slightr\meadow2

STATE OF WEST VIRGINIA, Nicholas
County Commission Clerk's Office
04/17/2012 The foregoing Deed With Map
together with the certificate of its
acknowledgment, was this day presented
in said office and admitted to record

Teste *Wanda Donchuk* Clerk

Please return to:
Frontier Communications
Michelle Napier
1500 MacCorkle Ave Rm 302
Charleston, WV 25396



Doc ID: 004775510002 Type: R/W EAS
Recorded: 11/14/2014 at 01:56:07 PM
Receipt#: 2014-00005660
Fee Amt: \$11.00 Page 1 of 2
Excise Tax: \$0.00
Nicholas County Clerk
Audra Deltz County Clerk



Project # 1235939
ROW # 108161
C.O. Summersville
Account _____

BK 490 PG 704-705

Received of Frontier West Virginia Inc., One Dollar, \$1.00, in consideration of which I hereby grant unto Frontier West Virginia Inc., (Grantee), its successors and assigns, the right and easement now and in the future to construct, reconstruct, operate, maintain, repair, replace and remove such communication systems as the grantee may from time to time require consisting of aerial and buried drop along with 1 additional telco pole.

the property which I own, or in which I have any interest in the District of Summersville, County of Nicholas, and State of West Virginia. Said sum is received in full payment of said rights. It is expressly understood that this right and easement includes without limitation the addition of cables, wires, or other appurtenances to any pole or pole line originally constructed, the addition of new buried facilities within ten (10) feet of any buried facilities originally constructed, and the right from time to time to cut and trim trees and brush that may threaten endanger, or interfere with the operation or maintenance of said facilities including ingress thereto and egress therefrom.

The property under and across which this right and easement is granted is the same property which is recorded in, deedbook 474, page 600, taxmap 15, parcel 15.8 as is more particularly described and attached hereto as attachment "A".

Frontier West Virginia Inc., its successors and assigns shall promptly compensate the grantor(s) for all damages to growing crops and shall repair any damage done to the driveways, fences, and fields in the exercise of the rights herein granted.

James Buckland
(Grantor)

(Grantor)

(Grantor)

grantor(s) hereby declare(s) the total consideration paid for the rights conveyed by this document is _____ dollars.

WITNESS my hand(s) and seal(s) this 24 day of October A.D., 2014 at
2805 S Kanawha St Beckley 26001
(Post Office Address)

James Buckland
(Grantor Seal)

(Grantor Seal)

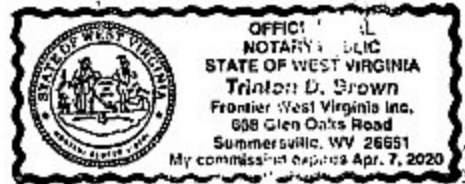
(Grantor Seal)

This instrument was prepared by Frontier West Virginia Inc., (Grantee), and was completed by Trinton D. Brown

STATE OF WEST VIRGINIA

County of Nicholas

TO WIT:



I, Trinton D. Brown, a Notary Public of Nicholas County and State of West Virginia do certify that James Buckland whose name(s) is signed to the within writing bearing date the 24th day of October A.D., 2014 have/has this day acknowledged the same before me in my said county.

Given under my hand this 24th day of October A.D., 2014.

Trinton D. Brown
Notary Public

My commission expires April 7th, 2020

ATTACHMENT A TO R/W # 108161

- This job will be placing Aerial drop, buried drop and
1 new telco pole

