

BOOK 445 PAGE 210

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Mailed: 7-5-05
Conrad & Huyett Attorneys
55 Meridian Parkway
Suite 103
Martinsburg, W.V. 25402

THIS DEED, made and entered into this June 23, 2005, by and among Michael N. Riley and Betty R. Riley, parties of the first part and hereinafter referred to as GRANTORS, and James P. Hicks, party of the second part and hereinafter referred to as GRANTEE.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey, and by these presents has granted, bargained, sold, and conveyed, unto the said Grantee, in fee simple, with covenants of general warranty, all of the following described realty, together with its improvements and appurtenances, situate, lying and being in Springfield District, Hampshire County, West Virginia, and more particularly described as follows:

Lot 9, Mountain Air, Phase I, as is more fully shown upon a plat thereof prepared by L&W Enterprises, Ins. Dated December 30, 2004, and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map book 10, at Page 28.

AND BEING the same real estate conveyed to Michael N. Riley and Betty R. Riley by Deed dated February 9, 2005, from WV Hunter, LLC and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 440 at Page 771.

This conveyance is made subject to and together with agreements, covenants, conditions, easements, rights, rights-of-way and restrictions of record, including but not limited to those recorded in the aforesaid Clerk's Office in Deed Book 440 at Page 172.

This conveyance is further subject to all rights-of-way and easements of record and in existence, including but not limited to the right of Grantor and all property owners within Mountain Air, their guests and invitees, to use all Roads and Other Common Facilities within said subdivision.

DECLARATION OF CONSIDERATION OR VALUE

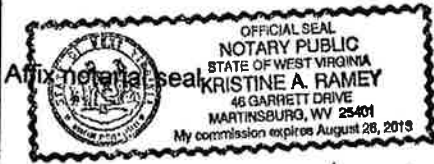
Michael N. Riley
Michael N. Riley

Betty R. Riley
Betty R. Riley

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

Acknowledged before me this June 23, 2005, by Michael N. Riley and Betty R.

Riley.



Kristine A. Ramey
Notary Public

My commission expires 8/28/13.

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF A TITLE SEARCH.

This document prepared by Rachel B. Spiker, Esquire, CONRAD & PETRY, PLLC, Attorneys at Law, 55 Meridian Parkway, Suite 103, Martinsburg, WV 25401. (File #20016)

After recording, return to James P. Hicks, at 5736 Bellville Way, Norcross, Ga. 30092.

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the Real Estate Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) Sandra Hunt affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

- The Seller, as listing agent or subagent. The Buyer, as the Buyer's agent.
 Both Seller & Buyer, with the full knowledge & consent of both parties.

CERTIFICATION			
By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.			
<u>James P. Hicks</u> C9E4A93E811405... Seller	7/31/2021 Date		Buyer Date
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
(304)348-3555

Agent's Signature Sandra Hunt
Date 7/30/21

www.wvrec.org

