



Town of Capon Bridge

PO Box 183

Capon Bridge WV 26711

Phone: 304-856-3625 Fax: 304-856-2495

E-mail: townofcaponbridge@frontiernet.net

EQUAL OPPORTUNITY PROVIDER & EMPLOYER

September 22, 2020

MeadowLark Associates, LLC
Dr. Alan Spaid
546 Cold Stream Road
Capon Bridge, WV 26711
Phone: 304-856-1700

Re: Letter Agreement Regarding Two (2) Sewer Taps and Two (2) Water Taps

Dr. Spaid,

This Letter Agreement ("**Agreement**"), dated September 22, 2020 is by and between Dr. Alan Spaid, having an address at 546 Cold Stream Rd., Capon Bridge, West Virginia ("**Landowner**"), and The Town of Capon Bridge, West Virginia ("**Town**" or "**Capon Bridge**").

Landowner is the current owner of a certain tract of land, being Tax Map Parcel ID Number Parcel: 03 2000100000000 (3-2-1), located in Capon Bridge, Hampshire County, West Virginia, containing 10.2956 acres, more or less ("**Subject Property**").

Landowner will pay the sewer tap fees (\$500 each) and water tap fees (\$1,000 each) previously waived in the November 13, 2012 and September 8, 2020 Council minutes. The Town will install the sewer lines and two (2) sewer taps and water lines and two (2) water taps.

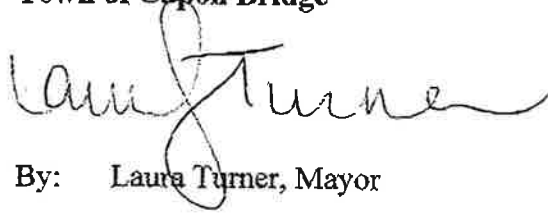
In a separate agreement, in exchange for the deed to the following:

Tract A, Tax Map 2 Parcel 1.15, containing 280 square feet, more or less, as shown on plat
Tract B, Tax Map 2 Parcel 1.15, containing 150 square feet, more or less as shown on plat
Deed Book 507, Page 504

The Town of Capon Bridge agrees to pay Dr. Alan Spaid (Meadowlark Associates) the sum of \$2,000.00. This amount will be paid out of the funds received for the Sewer Improvement Project and has not been disbursed as of this date. The Town understands that it is responsible for disbursing the payment to Dr. Spaid in a reasonable amount of time, not to exceed eight months (May 31, 2021).

If you are in agreement with the foregoing, please countersign this Agreement in the appropriate space provided below and return one fully executed original to my attention at: PO Box 183, Capon Bridge WV 26711.

Town of Capon Bridge



By: Laura Turner, Mayor

ACCEPTED AND AGREED TO this 22 day of September, 2020 by:



Dr. Alan Spaid

MEADOWLARK ASSOCIATES, LLC,
A West Virginia Limited Liability
Company,

GRANTOR

TO: DEED

TOWN OF CAPON BRIDGE
A Public Corporation,

GRANTEE

THIS DEED, Made and entered into this _____
day of _____ 2020, by and between

Meadowlark Associates, LLC, A West Virginia
Limited Liability Company, Grantor and Party
First Part and Town of Capon Bridge, A Public
Corporation, Grantee and Party of the Second Part
of 259 Whitacre Loop, Capon Bridge, West
Virginia 26711.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said Grantor and Party of the First Part does hereby grant and convey with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrance unto Town of Capon Bridge, A Public Corporation, Grantee and Party of the Second Part, all his interest in and to all those two certain tracts or parcels of land situate near United States Route 50, Bloomery District, Hampshire County, West Virginia, being more particularly bounded and described as follows:

TRACT A:

Beginning at a an iron rebar found, at the southeasterly corner to the Town of Capon Bridge (Tax Map 2 parcel 1.12, Deed book 327 Page 253) and Meadowlark Associates, LLC (Tax Map 2 parcel 1.15, Deed book 507 Page 504) and on a line common to Tammy J. Michael (Tax Map 2 Parcel 3, Deed book 446 Page 160) said rebar bears, South 56 degrees 14 minutes 34 seconds West, a distance of 30.08 feet from an iron rebar fond, said rebar being on the southwesterly corner of said Town of Capon Bridge;

Thence, leaving said Michael (Parcel 3) and with said Town of Capon Bridge (Parcel 1.12), North 33 degrees 47 minutes 49 seconds East, a distance of 29.85 feet to an iron rebar with cap (Davy), found:

Thence, through said Meadowlark Associates, LLC (Parcel 1.15) for two lines, South 55 degrees 59 minutes 00 seconds East, a distance of 9.39 feet to a 5/8" iron rebar now set;

Thence, South 33 degrees 47 minutes 49 seconds West, a distance of 29.84 feet to a 5/8" iron rebar now set on a line common to said Michael (Parcel 3), said point bears North 56 degrees 00 minutes 10 seconds West, a distance of 39.07 feet from an iron rebar with cap (Davy), found at a corner to said Meadowlark Associates, LLC (Parcel 1.15) and said Michael (Parcel 3);

Thence, with said Michael (Parcel 1.15), North 56 degrees 00 minutes 10 seconds West, a distance of 9.39 feet to the point of Beginning, containing 280 square feet, more or less, as shown on a plat attached hereto and made part of this description.

TRACT B:

Beginning at a an iron rebar found, at the southwesterly corner to the Town of Capon Bridge (Tax map 2 Parcel 1.12, Deed Book 327 Page 253) and Meadowlark Associates, LLC (Tax Map 2 Parcel 1.15, Deed Book 507 Page 504) and on a line common to Tammy J. Michael (Tax Map 2 Parcel 3, Deed Book 446 Page 160) said rebar bears, North 56 degrees 14 minutes 34 seconds West, a distance of 30.08 feet from an iron rebar found, said rebar being on the southeasterly corner of said Town of Capon Bridge.

Thence, leaving said Town of Capon Bridge (Parcel 1.12) and with said Michael (Parcel

3), North 56 degrees 05 minutes 33 seconds West, a distance of 5.00 feet to a 5/8" iron rebar now set;

Thence, leaving said Michael (Parcel 3) and through said Meadowlark Associates, LLC (Parcel 1.15) for two lines, North 33 degrees 59 minutes 45 seconds East, a distance of 29.99 feet to a 5/8" iron rebar now set;

Thence, South 55 degrees 59 minutes 00 seconds East, A distance of 5.00 feet to an iron rebar found at a corner to said City of Capon Bridge (Parcel 1.12), said point bears North 55 degrees 59 minutes 00 seconds West, A distance of 29.97 feet from an iron rebar with cap (Davy), found at a corner to said City of Capon Bridge (Parcel 1.12) and said Meadowlark Associates, LLC (Parcel 1.15);

Thence, with said City of Capon Bridge (Parcel 1.12), South 33 degrees 59 minutes 45 seconds West, a distance of 29.98 feet to the Point of Beginning, containing 150 square feet, more or less, as shown on a plat attached hereto and made part of this description.

The tracts or parcels of land herein described being a part of the same lands conveyed to Meadowlark Associates, LLC as recorded in Deed Book 507 at page 504 at the Office of the Clerk, Hampshire County, West Virginia.

TO HAVE AND TO HOLD the real estate herein conveyed together with all improvements thereon, together with any and all rights, rights of way, roads, easements, and roads and appurtenances thereunto belonging, unto Town of Capon Bridge, A Public Corporation, Grantee and Party of the Second Part, their heirs or assigns in fee simple.

WITNESS the following signature and seal:

MEADOWLARK ASSOCIATES, LLC,
A West Virginia Limited Liability Company

BY: Alan Spaid, OWNER (SEAL)

ITS: President (SEAL)

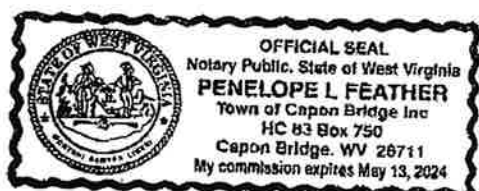
STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Penelope Feather, a Notary Public in and for the aforesaid County and State, do hereby certify that Meadowlark Associates, LLC, A West Virginia Limited Liability Company, by its President Alan Spaid, who signed the foregoing and annexed writing bearing date of the 11th day of SEPT 2020 has this day acknowledged the same before me in my said County and State.

Given under my hand this 11th day of SEPT 2020

My Commission expires: MAY 13, 2024



Penelope Feather
NOTARY PUBLIC

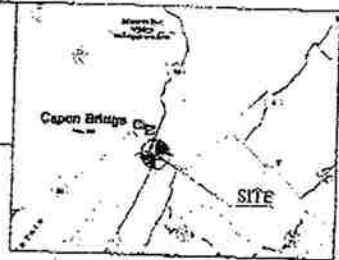
DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare the total consideration for the property transferred by the document to which this declaration is append is _____

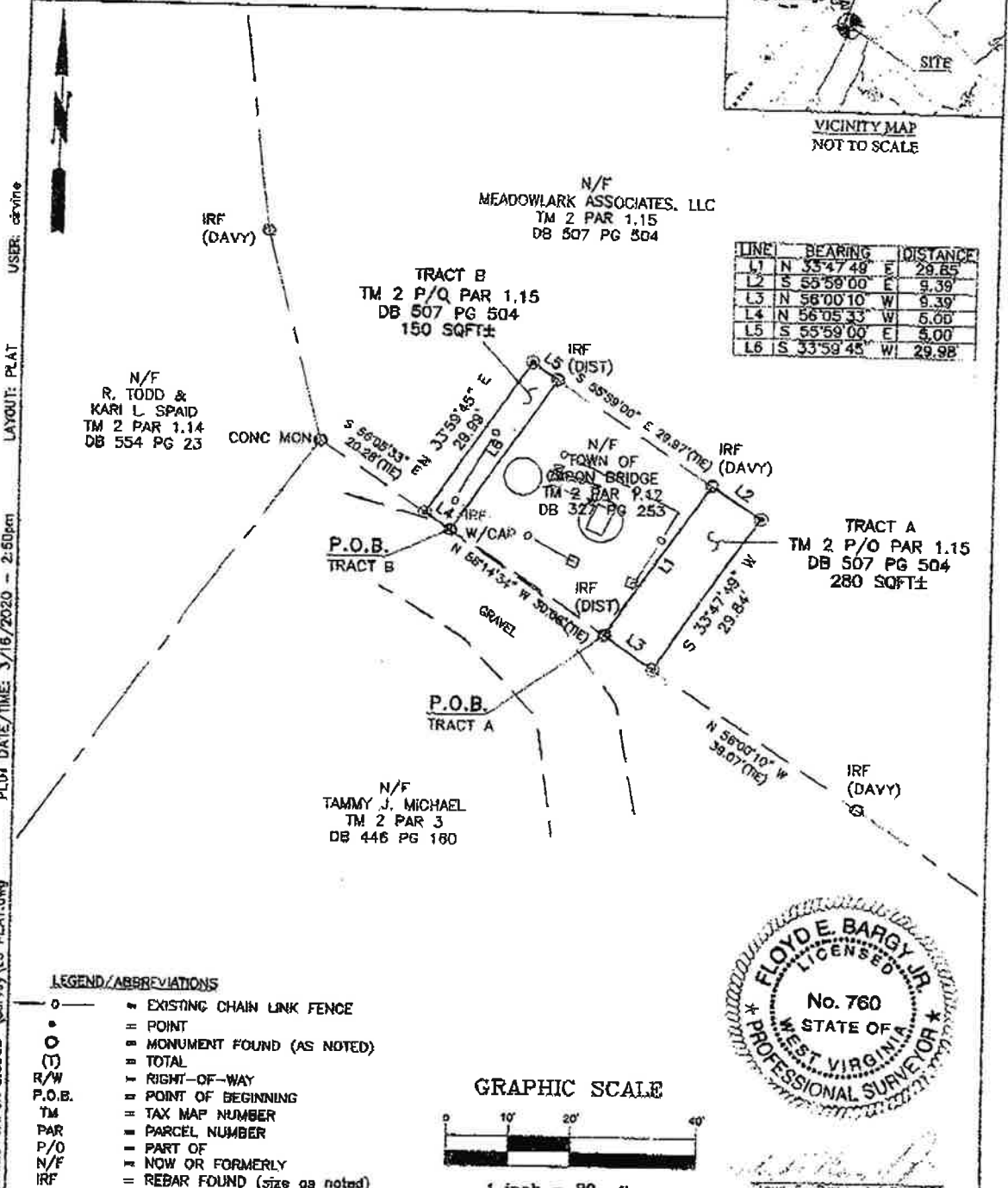
GRANTOR/GRANTEE

THIS INSTRUMENT WAS PREPARED BY: ROYCE B. SAVILLE
ATTORNEY AT LAW OF ROYCE B. SAVILLE, PLLC
95 WEST MAIN STREET, P.O. BOX 2000
ROMNEY, WEST VIRGINIA 26757

NOTE: THE TRACT SHOWN BEING A PART OF THE SAME LANDS CONVEYED TO MEADOWLARK ASSOCIATES, LLC AS RECORDED IN DEED BOOK 507 PAGE 504 AT THE OFFICE OF THE CLERK, HAMPSHIRE COUNTY, WEST VIRGINIA.
 NOTE: THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS

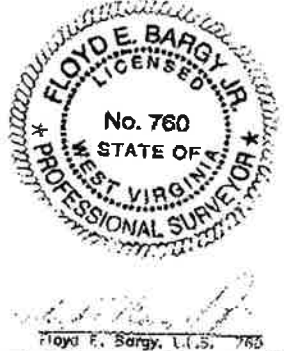
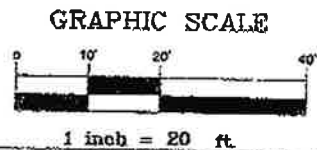


VICINITY MAP
NOT TO SCALE



USER: cdevine
 LAYOUT: PLAT
 PLOT DATE/TIME: 3/16/2020 - 2:50pm
 CAD FILE: R:\020-1493-GENERAL SERVICES-CAPON BRIDGE-Survey\15 PLAT.dwg

- LEGEND/ABBREVIATIONS**
- = EXISTING CHAIN LINK FENCE
 - = POINT
 - ⊞ = MONUMENT FOUND (AS NOTED)
 - ⊞ = TOTAL
 - (T) = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - TM = TAX MAP NUMBER
 - PAR = PARCEL NUMBER
 - P/O = PART OF
 - N/F = NOW OR FORMERLY
 - IRF = REBAR FOUND (size as noted)



PLAT OF SURVEY FOR TOWN OF CAPON BRIDGE

MISC. INFO: BEARINGS BASED ON WEST VIRGINIA STATE PLANE NORTH ZONE NAD 83 (CORS) TRIMBLE S3 TOTAL STATION ⊞ = 5/8" x 30" REBAR SET THRASHER THE THRASHER GROUP, INC. 600 WHITE OAKS BLVD. BRIDGEPORT, WV 26330 PHONE 304-624-4108	TAX MAP	SHOWING	
	2	PROPOSED LIFT STATION ADDITIONS	
	PARCEL No.	on the lands of	
	P/O 1.15	MEADOWLARK ASSOCIATES, LLC	
JOB. No.	BLOOMERY-CAPON BRIDGE DISTRICT	HAMPshire COUNTY	
020-1493	SCALE: 1" = 20'	WEST VIRGINIA	
OWNER: MEADOWLARK ASSOCIATES, LLC	LAYOUT TAB: PLAT	MARCH 2020	
REFERENCE: DB 507 PG 504	DRAWN: CI	SURVEY:	BK:

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STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: HAMPSHIRE Taxing District: BLOOMERY
Tax Map No.(s): 2- Parcel(s): 1.15
Tax Map No.(s): Parcel(s):
Account #:
Mineral ID #:
Grantor's Name: MEADOWLARK ASSOCIATES, LLC Phone No. () -
Grantee's Name: TOWN OF CAPON BRIDGE Phone No. () -
Mailing Address of New Owner: 259 WHITTACRE LOOP, CAPON BRIDGE, WV 26711
Mailing Address for Tax Statements: 259 WHITTACRE LOOP, CAPON BRIDGE, WV 26711
Most Recent Previous Deed Book No.: 507 Page No.: 504
Grantor's Source of Title:

(If not by "Previous Deed" referenced above.)

(a) Real Estate: (b) Other Valuable Goods/Services: (If Applicable)
Consideration/Value: \$ \$
Lot Size or Acreage Involved: 280 SQ FEET AND 150 SQ. FEET
Estate(s) Transferred: FEE

(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? Yes / No (Circle One)
(2) Does this transaction involve more than one parcel? Yes / No (Circle One)
(3) Was this sale between related individuals or related corporations? Yes / No (Circle One)
(4) Was this a liquidation, foreclosure or other "Forced" sale? Yes / No (Circle One)
(5) Is this transaction pursuant to a land contract or owner financing? Yes / No (Circle One)
(6) Does this transaction include personal property? Yes / No (Circle One)
(7) Does this transaction include minerals and/or timber? Yes / No (Circle One)
(8) Any other financing arrangements materially affecting consideration? Yes / No (Circle One)
(9) Is this a mineral sale only? Yes / No (Circle One)

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:

Explanation: 1-NOT ON OPEN MARKET

Printed Name ROYCE B. SAVILLE Signature Royce B. Saville Phone Number 304-822-3875
Filed By (check one): Buyer Seller Agent/Attorney Other

LIENHOLDER INFORMATION (OPTIONAL)

Name: Address for Notice: Check if change of name or address

INTEREST IN PROPERTY

Surface Owner's Rights Deed Book: Page No.:
Fiduciary Interest Relationship to Owner:
Lienholder Trust Deed Book No.: Page No.:
Other

Table with 4 rows: To Be Completed By County Clerk: Stamp Fee Paid, Date Recorded, New Deed Book No., New Deed Book Page No., Date of Transaction.

Table with 4 rows: Sheriff's Use Only: Date Received, Effective Dates of Lien, Date Entered, Entered By, Tax Ticket No.

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released: Signature of Lienholder:

COPIES: WHITE - ASSESSOR CANARY - SHERIFF PINK - TAX COMMISSIONER GOLDENROD - PREPARER