

1786-50

THIS DEED, made and entered into this 1<sup>st</sup> day of September, 2022, by and between **M.T. PROPERTIES, INC., a West Virginia corporation**, party of the first part, Grantor; and **OLD GOLD INVESTMENTS, LLC, a West Virginia limited liability company**, party of the second part, Grantee.

WITNESSETH: That for and in consideration of the sum of \$10.00, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part, **M.T. PROPERTIES, INC., a West Virginia corporation**, does hereby GRANT and CONVEY, with covenants of GENERAL WARRANTY, unto the party of the second part, **OLD GOLD INVESTMENTS, LLC, a West Virginia limited liability company**, all of the following described real estate, together with the buildings and improvements thereon and the appurtenances thereunto belonging, situate, lying and being in Morgan District, Monongalia County, West Virginia, more particularly bounded and described as follows, to-wit:

**Copper Creek Property-TRACT ONE**

Beginning at a point in West Run, corner common to Creekside Condo Owners Association (Tax Map 4J Parcel 138.4, Deed Book 1369 Page 711) and Allegheny Development Corporation, Inc. (Tax Map 4J Parcel 126, Deed Book 1117 Page 336), which bears S 66°00'21" E 243.88' from a ½" iron rebar found with cap (MILLER), corner common to said Creekside Condo Owners Association (Parcel 138.4), thence leaving said Allegheny Development Corporation, Inc. (Parcel 126) and partially with said Creekside Condo Owners Association (Parcel 138.4) and West Virginia Department of Transportation, Division of Highways (Tax Map 4J Parcel 138.82, Deed Book 1599 Page 747); N 24°30'38" E, passing a sanitary sewer manhole (partially buried at time of survey) at 47.55', for a total distance of 218.94' to a ¾" rebar and cap set, on the southwestern limits of West Run Rd (30' right of way), corner common said WVDOT, DOH (Parcel 138.82), thence leaving said WVDOT, DOH (Parcel 138.82) and through said West Run Rd right of way for three (3) lines; N 25°03'07" E 26.23' to an ½" iron rebar found with cap on the northeastern edge of said West Run Rd in said right of way, thence; S 56°18'54" E 156.45' to a point, thence; N 82°26'03" E 4.45' to a point, corner common to said West Run Rd southwestern right of way and the western limits Riddle

Ave (40' right of way), thence leaving said West Run Rd and with said Riddle Ave western right of way for two (2) lines; S 15°37'03" W 43.29' to a point, thence; S 15°37'03" W 166.99' to a ½" iron rebar found with cap (MILLER), on said Riddle Ave western right of way and corner common to said Allegheny Development Corporation, Inc. (Parcel 126), thence leaving said Riddle Ave and with said Allegheny Development Corporation, Inc. (Parcel 126); N 69°55'57" W 191.55' to the Point of Beginning, containing 0.902 total acres, MORE OR LESS, 0.062 acres of which is located in the right of way of West Run Road, as surveyed by The Thrasher Group in August 2022.

And being the same real estate conveyed to M.T. Properties, Inc., a West Virginia corporation, by deed dated February 21, 2003, recorded in said Clerk's office in Deed Book 1246, at Page 331.

### **Riddle Property- TRACT TWO**

All of Lots 2 and 3, Plat 9A of the North Hills Addition, as shown on a plat prepared by Blaine E. Miller, L.L.S. No. 162, dated January 18, 2001, a copy of which is of record in the office of the Clerk of the County Commission of Monongalia County, West Virginia in Deed Book 1209, at Page 549.

And being the same real estate conveyed to M.T. Properties, Inc., a West Virginia corporation, by deed dated July 1, 2010 recorded in said Clerk's office in Deed Book 1418, at Page 602.

All of Lot 1, Plat 9A of the North Hills Addition, as shown on a plat of survey prepared by Blaine E. Miller, L.L.S. No. 162, dated January 18, 2001.

And being the same real estate conveyed to M.T. Properties, Inc., a West Virginia corporation, by deed dated January 15, 2001, recorded in said Clerk's office in Deed Book 1209, at Page 548.

### **Quadrilla Property- TRACT THREE**

**FIRST TRACT:** (865, 867, 873, and 875 Quadrilla Street)

All of Lots Nos. 4 and 5 of Plat 14-B of the North Hills Addition, as shown on a plat prepared by Blaine E. Miller, LLS No. 162, dated March 23, 2006, recorded in Deed Book 1353, at Page 671.

And being the same real estate conveyed to M. T. Properties, Inc., a West Virginia corporation by deed dated July 15, 2009 recorded in Deed Book 1389, at Page 48.

**Tremont Property- TRACT FOUR**

**SECOND TRACT:** (865-875 Tremont Street)

All of Lots Nos. 1, 2 and 3 of Plat 14-B of the North Hills Addition as shown on a plat prepared by Blaine E. Miller, LLS No. 162 dated March 23, 2006 recorded in Deed Book 1353, at page 671.

And being the same real estate conveyed to M. T. Properties, Inc., a West Virginia corporation by deed dated July 15, 2009 recorded in Deed Book 1389, at Page 48.

**Alpine Property-TRACT FIVE**

Part of Tract 10 of The Allegheny Development Corporation, Inc. Plans of Tracts, more particularly bounded and described as follows:

BEGINNING at an iron pin on Alpine Street; thence N. 51° 50' W. 124.59 feet to an iron pin; thence N. 17° 27' W. 75.00 feet to an iron pin; thence N. 72° 33' E. 100 feet to an iron pin; thence N. 29° 09' 30" E. 30.00 feet to an iron pin; thence S. 60° 50' 30" E. 129.42 feet to an iron pin; thence S. 23° 30' W. approximately 142 feet, more or less, feet to an iron; thence with the curb of the road for a distance of 54.80 feet to the point and place of beginning, as shown on a plat prepared by Blaine E. Miller, L.L.S. No. 152, a copy of which is recorded in Deed Book 761, at page 162, and a part of which is shown on Plat No. 10 of North Hills Addition, recorded in Deed Book 1108, at page 222.

And being the same real estate conveyed to M. T. Properties, Inc., a West Virginia corporation by deed dated February 2, 1996 recorded in Deed Book 1122, at Page 689.

**Winona Property- TRACT SIX**

**FIRST PARCEL:** Beginning at an iron pin in Alpine Street; thence N. 32° 14' E. a distance of 169.00 feet to an iron pin, S. 57° 46' E. a distance of 113.00 feet to an iron pin, a corner of Winona Ave, thence with said iron pin, along said Winona Avenue, S. 32° 14' W. a distance of 220.22 feet to an iron pin, corner of Winona Avenue and Alpine Street; thence with said iron pin, following Alpine Street, N. 33° 23' W. a distance of 124.07 feet to the point and place of beginning as shown on a plat of said real estate, dated November 5, 1975, prepared by Blaine E. Miller, Surveyor, said plat being of record in the aforesaid County Clerk's office in Deed Book No. 770, at page 9.

SECOND PARCEL: Beginning at a ½ inch drill hole (set) in concrete on the westerly limit of Winona Avenue at the northeasterly corner of the parcel (Tax Map 4J, Parcel 134) conveyed between Pineview Realty, Inc., Grantor and The Allegheny Development Corporation, Inc., Grantee, recorded in DBV 1117, page 336, said point also being North 32° 14' East 220.22 feet from the intersection of the northerly line of Alpine Street and the Westerly line of Winona Avenue; thence from said point of beginning with line of said lot and running 0.5 feet into and through a brick building wall from 28.16 feet to 68.16 feet, North 57° 46' West 113.00 feet to a ½ inch rear (set); thence through land of The Allegheny Development Corporation, Inc.; North 32° 14' East 2.05 feet to a ½ inch rear (set); thence, South 57° 46' East 113.00 feet to a cross mark (set) in concrete; thence with the westerly limit of Winona Avenue, South 32° 14' West 2.05 to the place of beginning, as shown on plat prepared by Blaine E. Miller, LLS No. 162, dated April 9, 1997.

And being the same real estate which was conveyed to M.T. Properties, Inc., a West Virginia corporation by deed dated April 26, 2000 recorded in Deed Book 1197, at Page 322.

This conveyance is made subject to any and all exceptions, reservations, restrictions, easements, rights-of-way and conditions as contained in prior deeds of conveyance in this chain of title.

The above-described real estate is assessed upon the Land Books of Monongalia County for the year 2022 in Morgan District as follows:

**EXHIBIT A:**

M T Properties Inc.  
Map 4J, Parcel 127.2  
Lot 5, Plat 14-B  
North Hills Addition  
0.3045

M T Properties Inc.  
Map 4J, Parcel 126.58  
Lot 4, Plat 14-B  
North Hills Addition  
.2779 ac

**EXHIBIT B:**

M T Properties Inc.  
Map 4J, Parcel 127.1  
Pt Lot 2, Lot 3 or .1668 Ac  
North Hills Add Plat 14B

M T Properties Inc.  
Map 4J, Parcel 126.59  
Lot 1, Pt Lot 2 or .1817 Ac  
Plat 14-B North Hills Add  
Quadrilla Street

**EXHIBIT C:**

M T Properties Inc.  
Map 4J, Parcel 133  
0.54 Ac N. Hills

M T Properties Inc.  
Map 4J, Parcel 137.1  
.089 Ac Sur  
West Run

**EXHIBIT D:**

M T Properties Inc.  
Map 4J, Parcel 136.5  
Lot 1 or .3303 Ac  
North Hills Addition

M T Properties Inc.  
Map 4J, Parcel 136  
Lots 2 & 3 or .3788 Ac Sur  
Tremont St & Strip  
West Run

**EXHIBIT E:**

M T Properties Inc.  
Map 4J, Parcel 134  
.5048 Ac Pt of Tract #9  
N Hills

**EXHIBIT F:**

M T Properties Inc.  
Map 4J, Parcel 136.4  
.0053 Ac Sur  
West Run

*DECLARATION OF CONSIDERATION OR VALUE:*

Under penalties of fine and imprisonment as provided by law, the undersigned declare that the consideration paid for the property transferred by the document to which this declaration is appended is \$4,260,000.00, and the Grantor is a resident entity of the State of West Virginia, and is not subject to state withholding tax.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURE TO FOLLOW***

WITNESS the following signature and seal:

M.T. PROPERTIES, INC., a West Virginia Corporation

BY: *Chris A. Ilardi*  
CHRIS A. ILARDI, President

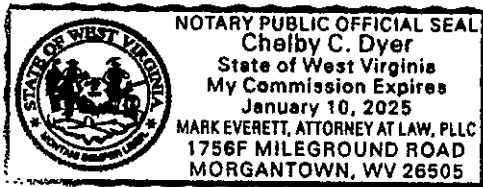
STATE OF WEST VIRGINIA,  
COUNTY OF MONONGALIA, TO-WIT:

The foregoing instrument was acknowledged before me this 2 day of September 2022, by Chris A. Ilardi, President of M.T. Properties, Inc., a West Virginia corporation, for and on behalf of said corporation, by authority duly given.

My commission expires: 1/10/2025

(Notary Stamp)

*Chelby C. Dyer*  
Notary Public in and for  
said State and County



This instrument was prepared by:

James A. Gianola, Esquire  
**Gianola, Barnum & Jecklin, L.C.**  
1714 Mileground  
Morgantown, West Virginia

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, TITLE REPORT, TITLE CERTIFICATE, OR TITLE INSURANCE COMMITMENT AND NEITHER THE PREPARER NOR GIANOLA, BARNUM & JECKLIN, L.C. BY THE PREPARATION OF THIS INSTRUMENT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, REPRESENTATIONS, OR AFFIRMATIONS OF ANY KIND, NATURE, OR CHARACTER, INCLUDING, WITHOUT LIMITATION, WARRANTIES, REPRESENTATIONS, OR AFFIRMATIONS RELATING TO THE QUALITY OF TITLE, THE NATURE OF TITLE, POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, THE CONDITION OF THE PROPERTY, ACCESS TO THE PROPERTY, OR THE CAPACITY OF ANY OF THE GRANTORS TO GRANT OR CONVEY TITLE.

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: Monongalia Taxing District: Morgan
Tax Map No.(s): 4D Parcel(s): 121.2; 126.58; 121.1; 126.59; 133; 137.1; 136.5; 136; 13136.4
Tax Map No.(s): Parcel(s): 136.4
Account #:
Mineral ID #:
Grantor's Name: M.T. Properties, Inc. Phone No. ( ) -
Grantee's Name: Old Gold Investments, LLC Phone No. (304) 609-7953
Mailing Address of New Owner: 353 Baldwin Street, Morgantown, WV 26505
Mailing Address for Tax Statements:
Most Recent Previous Deed Book No.: 1246; 1418; 1209; 1389; 1123; 197 Page No.: 331; 602; 548; 48; 689; 322
Grantor's Source of Title:

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

(a) Real Estate: (b) Other Valuable Goods/Services: (If Applicable)
Consideration/Value: \$ 4,260,000. — \$

Lot Size or Acreage Involved:

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: Owner Financing part of purchase price

Printed Name: Cheryl Dyer Signature: Cheryl C. Dyer Phone Number: 304-284-9111
Filed By (check one): [X] Buyer [ ] Seller [X] Agent/Attorney [ ] Other

LIENHOLDER INFORMATION (OPTIONAL)

Check if change of name or address

Name: CNB Bank, Inc.; M.T. Properties, Inc.
Address for Notice: PO Box 130, Berkeley Springs, WV 25411; 873 Tremont Street, Morgantown, WV 26505

INTEREST IN PROPERTY

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

Table with 2 columns: To Be Completed By County Clerk and Sheriff's Use Only. Includes Stamp Fee Paid, Date Recorded, New Deed Book No., Date of Transaction, 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: