

DOUGLAS L. VOIT
TYRA D. VOIT
MICHELE LEE VOIT
JAMIE R. VOIT
Heirs of the Estate
of Kenneth E. Voit

TO: DEED

MICHELE L. VOIT

THIS DEED, made this 5th day of
April, 2022, by and between DOUGLAS L.
VOIT, TYRA D. VOIT, MICHELE LEE VOIT and
JAMIE R. VOIT, Grantors, parties of the
first part, and MICHELE L. VOIT, party of
the second part, Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said parties of the first part do, by these presents, grant and convey unto the said party of the second part, with covenants of General Warranty of Title, together with all rights, rights of way, improvements and appurtenances thereunto belonging, the following described real estate:

LOT E - BRENDA LEONARD SUBDIVISION - TAX ID 7-19-5.6

All that certain tract or parcel of land, lying and being situate in Romney District, Hampshire County, West Virginia, described and designated as **Tract E, containing 20.98 acres**, more or less, as shown on the plat of survey prepared by Geoffrey D. Green, Professional Surveyor, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 6 at Page 51, and as further and more particularly described by metes and bounds description contained in the deed of record in said Clerk's Office in Deed Book 397 at Page 11.

And being the same real estate conveyed to Kenneth E. Voit and Mabel V. Voit, as joint tenants with rights of survivorship, by deed of Brenda Leonard, dated the 22nd day of October, 1999, of record in the aforesaid Clerk's Office in Deed Book 397 at Page 11.

The said Mabel V. Voit died on November 30, 2012, whereupon full fee simple title to the subject property vested solely in Kenneth E. Voit.

The said Kenneth E. Voit died on January 24, 2021, and by his Last Will and Testament, dated the 26th day of July, 2016, recorded March 19, 2021, in the aforesaid Clerk's Office in Will Book 69 at Page 436, devised a one-third interest in the subject real estate to Douglas L. Voit and Tyra D. Voit, a one-third interest to Michele Lee Voit, and a one-third interest to Jamie R. Voit.

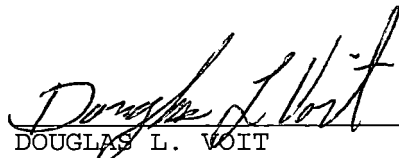
The real estate herein conveyed is subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

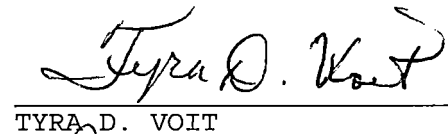
Although the real estate taxes may be prorated between the parties as of the day of closing, the Grantee agrees to assume and be solely responsible for the real estate taxes on the subject real estate beginning with the calendar year 2022, although same may still be assessed in the names of the Grantors.

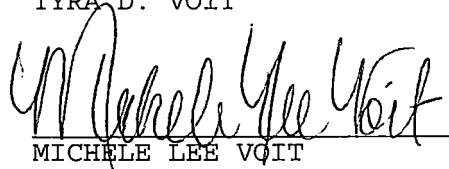
TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

The Grantors hereby certify, under penalties as prescribed by law, that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$-0-, being a transfer among heirs without monetary consideration; and the Grantors also affirm that they are residents of the State of West Virginia, and therefore are exempt from the tax withholding requirements of the West Virginia Code.

WITNESS the following signatures and seals:

 _____ (SEAL)
DOUGLAS L. VOIT

 _____ (SEAL)
TYRA D. VOIT

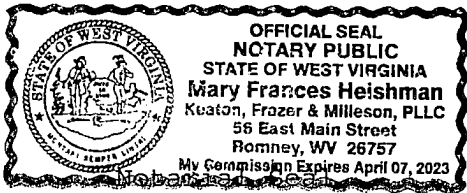
 _____ (SEAL)
MICHELE LEE VOIT

 _____ (SEAL)
JAMIE R. VOIT

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Mary Frances Heishman, a Notary Public, in and for the county and state aforesaid, do hereby certify that **DOUGLAS L. VOIT, TYRA D. VOIT, MICHELE LEE VOIT and JAMIE R. VOIT**, whose names are signed and affixed to the foregoing deed dated the 5th day of April, 2022, have this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 5th day of April, 2022.



[Handwritten Signature]

Notary Public

This instrument was prepared by W. Joseph Milleson, Jr., Attorney at Law, Romney, West Virginia, without the benefit of a title examination, title report, title certificate or title insurance commitment and neither the preparer nor Keaton, Frazer & Milleson, PLLC, 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.

Z:\Frankie\Deeds\Voit, Kenneth Estate to Voit, Michele.wpd

KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

Hampshire County
Eric W. Strite, Clerk
Instrument 217233
04/05/2022 @ 03:05:21 PM
DEED
Book 584 @ Page 447
Pages Recorded 3
Recording Cost \$ 27.00