

JAYNE M. DAVIS

TO: DEED

**MARGARET P. SHAFER
and
PATRICK WYLIE PRUITT**

THIS DEED, Made this 20th day of October, 2017, by and between Jayne M. Davis, grantor, party of the first part, and Margaret P. Shafer and Patrick Wylie Pruitt, grantees, parties of the second part,

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 party of the first part does, by these presents, grant and convey unto the said parties of the second part as joint tenants with full rights of survivorship as hereinafter enumerated, with covenants of General Warranty of Title, all that certain tract or parcel of real estate known and designated as **Lot No. Five (5) of Valley View Subdivision** situate in Sherman District of Hampshire County, West Virginia, together with all roads, rights of way, easements, the improvements thereon and the appurtenances thereunto belonging, according to a plat of Valley View Subdivision prepared by Allen G. Clem, L.L.S., dated October 5, 1972, which plat is duly recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 1 at Page 100, and by this reference made a part hereof as if set out in full. Said real estate is depicted on the Hampshire County Land Books as being Tax Map 10B, Parcel 8.

And being the same real estate which was conveyed unto Norman W. Davis and Jayne M. Davis, his wife, as joint tenants with right of survivorship, by deed of Ronnie R. Hannah dated June 9, 1998, of record in the aforesaid Clerk's in Deed Book 383 at Page 654. And further being the same real estate in which full, fee simple title did vest in Jayne M. Davis upon the death of her husband, Norman W. Davis, on October 5, 2004, per the survivorship clause in said deed.

Reference is here made to the aforesaid instruments, the attachments thereto and the references therein contained for a further and more particular description of the property hereby conveyed.

This conveyance is made subject to covenants, restrictions, rights of way and easements of record affecting the aforesaid realty.

The grantor grants and conveys to grantees, their heirs, successors and assigns, all of the right, title and interest she acquired by the above-referenced deed in and to that certain right of way as shown on the

plat of Valley View Subdivision, which right of way is 50 feet wide, with 25 feet thereof being within the bound of the tract herein conveyed. However, this right of way is not an exclusive right of way as said right of way is reserved in prior deeds in the chain of title as "an open road across part of the tract herein conveyed for the use and benefit" of the grantee, Plymouth Corporation, it s successors or assigns, "or other tract owners who have the right to use the same; it being understood that the present roadway is located within the bounds of the fifty (50) foot right of way as shown on the said plat, but may not necessarily be located in the center thereof".

This lot may not be subdivided.

There is also reserved the right to grant unto utility companies the right to establish their power lines and utility lines as may be necessary to serve the owners of the parcels of land within said subdivision, said reservation being set forth in Deed Book 204 at Page 46.

Grantees are to pay \$100.00 per deeded tract per year for the maintenance of roads and any facilities dedicated to lot owners in common.

This conveyance is made unto the parties of the second part as joint tenants with full rights of survivorship, which is to say, should Patrick Wylie Pruitt predecease Margaret P. Shafer, then the entire full, fee simple title in and to said real estate shall vest solely in Margaret P. Shafer; and should Margaret P. Shafer predecease Patrick Wylie Pruitt, then the entire full, fee simple title in and to said real estate shall vest solely in Patrick Wylie Pruitt.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the second half of calendar year 2017, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, 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.

I 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 \$110,000.00. The grantor further affirms that she is a nonresident of the State of West Virginia, and is therefore subject

to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

WITNESS the following signature and seal:

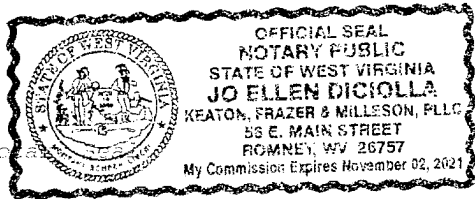
Jayne M. Davis (Seal)
Jayne M. Davis

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Jo Ellen Diciolla, a Notary Public in and for the county and state aforesaid, do hereby certify that Jayne M. Davis, whose name is signed and affixed to the foregoing deed, dated the 20th day of October, 2017, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 20th day of October, 2017.



Jo Ellen Diciolla
Notary Public

This Instrument Prepared by:
W. Joseph Milleson, Jr., Attorney at Law
Keaton, Frazer & Milleson, PLLC
56 East Main Street, Romney, WV 26757

Z:\Jo Ellen\WP\Deeds\IV\Valley View (Sherman Dist.)\Tr.05. Shafer,M from Davis.2017.927.wpd

Eric W. Strite
HAMPSHIRE County 01:46:25 PM
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Additional \$35.00

KEATON,
FRAZER,
& MILLESON,
PLLC
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