



JUDI L. LYNCH
TO: Deed
JOY R. BELT and OVID A. BELT, II

THIS QUIT-CLAIM DEED, made and entered into on this the 15th day of June, 2015, by and between JUDI L. LYNCH, Grantor and Party of the First Part, and JOY R. BELT and OVID A. BELT, II, her Husband, Grantees and Parties of the Second Part, as joint tenants with rights of survivorship and not as tenants in common, whose mailing address is 569 Midway Road, Jane Lew, WV 26378.

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, and furthermore, for and in consideration of the love and affection the Grantor has for the Grantees, the Grantee, Joy R. Belt, being the sister of the Grantor, the Grantor and Party of the First Part does now grant, convey and quit-claim unto JOY R. BELT and OVID A. BELT, II, her Husband, Grantees and Parties of the Second Part, as joint tenants with rights of survivorship and not as tenants in common, all of her right, title and interest in and to all that certain tract or parcel of real estate, together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging, being located east of West Virginia Route 3 and adjacent to and north of West Virginia Route 23/9, in Capon District, Hardy County, West Virginia, **containing 98.50 acres, more or less**, and being more particularly described by metes and bounds according to a Property Description prepared by Kennis F. Snyder, Professional Surveyor No. 679, which is attached to that certain Deed to Joy Belt and Ovid Belt, II dated January 25, 2003, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book No. 272, at Page 458; and further described on a Plat of Survey prepared by said surveyor of record in the aforesaid Clerk's Office in Plat Book No. 8, at Page 106, to which reference is now made for a more particular description of said real estate and for any and all other pertinent purposes.

Being a portion of a larger tract of real estate containing 336-13/16 acres, more or less, which was conveyed unto Austin G. Ludwig, James S. Ludwig, Maxine H. Cross and Richard W. Outten from Nola Alice Ludwig, widow, by Deed dated June 22, 1981, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book

No. 167, at Page 259. Subsequently, by Deed dated October 15, 1991, and of record in the aforesaid Clerk's Office in Deed Book No. 216, at Page 186, Austin Ludwig and Peggy Ludwig, his wife, conveyed the residue of the 336-13/16 acre tract of real estate, described as containing 305.18 acres, more or less, unto Maxine Cross, widow; James and Charlotte Ludwig; and Richard Outten, as tenants in common. Subsequently, by Deed dated January 25, 2003, and of record in the aforesaid Clerk's Office in Deed Book No. 272, at Page 458, Maxine Cross and Richard Outten conveyed their interest in the subject 98.50 acre tract of real estate to Joy R. Belt and Ovid A. Belt, II, her husband. Subsequently, Charlotte Ludwig died intestate on September 8, 2004, in Moreland County, Virginia; she was divorced from James Ludwig; her closest heirs at law were her three children, namely, Sharon L. Stango, Richard P. Cole and Ginnie Lee Lukehart; and by Deed dated April 28, 2010, and of record in the aforesaid Clerk's Office in Deed Book No. 315, at Page 520, Sharon L. Stango, Richard P. Cole and Ginnie Lee Lukehart conveyed their interest in the 98.50 acre tract of real estate to Joy R. Belt and Ovid A. Belt, II. Subsequently, James Ludwig died testate on January 6, 2000; and by his Last Will and Testament of record in the aforesaid Clerk's Office in Will Book No. 26, at Page 545, he did devise and bequeath his real estate unto Joy R. Belt, Judi L. Lynch and Jeanne K. Hoover. Subsequently, Jeanne K. Ludwig-Hoover died testate on November 13, 2001, a resident of the Commonwealth of Virginia; and her Last Will and Testament has been duly probated and recorded in the Circuit Clerk's Office of Frederick County, Virginia, and will be recorded in the aforesaid Clerk's Office prior to or contemporaneously with the recordation of this instrument. She did devise and bequeath her estate unto Joy R. Belt and Judi L. Lynch. Reference is hereby made to the aforesaid deeds and other documents therein referred to and same are incorporated herein, by reference, for any and all pertinent purposes.

The real estate is identified for tax assessment purposes in the Hardy County Assessor's Office on Tax Map 232, as Parcel 0016.

This conveyance is subject to any and all rights-of-ways and/or easements in chain of title, if any, that may exist but are not depicted in the public records.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

DECLARATION OF CONSIDERATION OR VALUE: Under penalties of fine and imprisonment as provided for by law, the undersigned do hereby declare that the interest in real estate being conveyed by the document to which this declaration is appended is exempt from the West Virginia State Excise Tax on transfer of real property as same is a quit-claim deed.

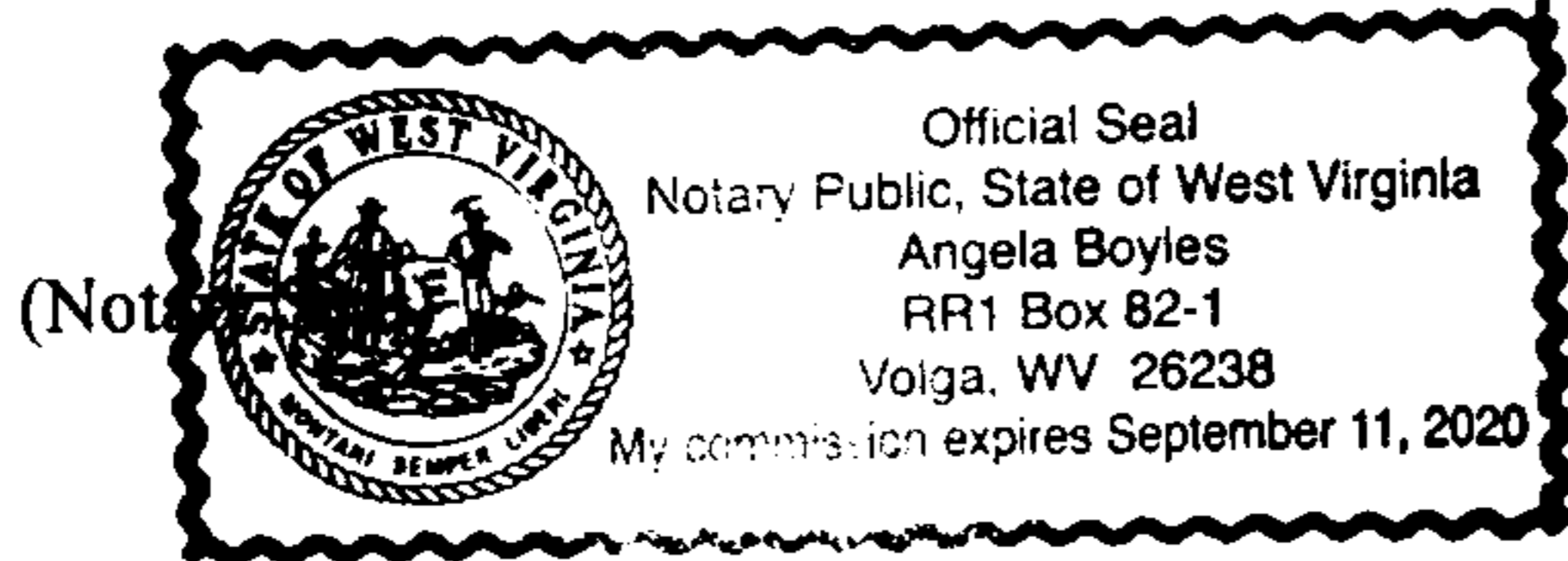
WITNESS the following signature and seal:

 (SEAL)
JUDI L. LYNCH

STATE OF West Virginia,
COUNTY OF Upshur, to-wit:

On the 15th day of June, 2015, before me personally appeared Judi L. Lynch, personally known to me, or proved to me on the basis of satisfactory evidence and acknowledged to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as her voluntary act and deed.

My commission expires September 11, 2020.




NOTARY PUBLIC

This Instrument was prepared by:
William H. Bean, Attorney at Law
P.O. Drawer 30, 116 Washington Street
Moorefield, West Virginia 26836
Phone: (304) 530-6198

DONE WITHOUT BENEFIT OF TITLE EXAMINATION.
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