

THIS DEED, Made this 4th day of
 NANCY L. HILL September, 2018, by and between
 TO: DEED Nancy L. Hill, grantor, party of the
 first part, and Gregory K. Gunter
 GREGORY K. GUNTER and and Lori S. Gunter, his wife; and
 LORI S. GUNTER, his wife; and Alfred G. Gunter, Jr., grantees,
 and parties of the second part,
 ALFRED G. GUNTER, JR.

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 parties of the second part, all as joint tenants with full rights of survivorship, and with Covenants of General Warranty of Title, all those two certain tracts or parcels of real estate containing 10,575 square feet, more or less, and 5,451 square feet, more or less respectively together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, situate in Romney Municipal District, Hampshire County, West Virginia, and being more particularly described as follows:

FIRST TRACT: Beginning at the southeast corner of the lot herein described and Ward Hammond's lot at Sioux Lane and running thence with the line of Hammond and original lot N. 27 degrees 50' E. 150 feet to a stake, thence with the north line N. 62 degrees 30' W. 71 feet to a stake in the original line; thence with a new line through said lot S. 27 degrees 40' W. 150 feet to a point in the original line at Sioux Lane; thence with said original S. 62 degrees 30' E. 70 feet to the Beginning, containing **10,575 square feet**. Said real estate is depicted on the Hampshire County Land Books as Tax Map 2, parcel 63.1.

SECOND TRACT: Beginning at a stake, the S. W. corner of Lot No. 14 and the S. E. corner of Harry Snyder's lot, thence S. 27 degrees 45' W. 79 feet to a stake, the N. E. corner of the lot owned by Roger T. Smith, thence leaving with the Northern boundary line of the Smith lot N. 64 degrees 30' W. 69 feet to a stake, thence N. 27 degrees 45' E. 79 feet to the Southern boundary line of the J.B. Smith lot, thence with the Southern boundary of the Smith and Snyder lots S. 63 degrees 51' E. 69 feet to the Beginning, containing approximately **5,451 square feet**. Said real estate is depicted on the Hampshire County Land Books as Tax Map 2, parcel 56.

And being the same real estate which was conveyed unto Nancy L. Hill by deed of Craig S. Brinker and Kathryn M. Brinker, his wife, dated June 26, 2002, of record in the Office of the Clerk of County Commission of Hampshire County, West Virginia, in Deed Book No. 415, at page 386.

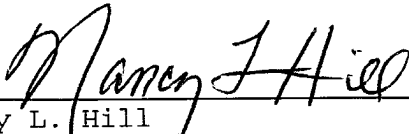
This conveyance is made unto the said parties of the second part all as joint tenants with full rights of survivorship, which is to say, upon the death one of the grantees, then entire full, fee simple title in and to said real estate shall vest in the survivor(s).

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 calendar year 2019, 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 \$103,000.00. The grantor affirms that she is a non-resident of the State of West Virginia, and is therefore subject to the tax withholding requirements of WV Code.

WITNESS the following signatures and seals:

 (SEAL)
Nancy L. Hill

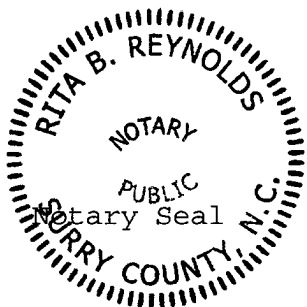
STATE OF NORTH CAROLINA,

COUNTY OF Surry, TO WIT:

I, Rita B. Reynolds, a Notary Public, in and for the county and state aforesaid, do hereby certify that Nancy L. Hill, whose

name is signed and affixed to the foregoing and attached deed, dated the 4th day of September, 2018, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 18th day of September, 2018.



Rita B. Reynolds
Notary Public

My Commission ends: November 19, 2021

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia 26757.
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Eric W Strite
HAMPSHIRE County 12:07:01 PM
Instrument No 189574
Date Recorded 10/01/2018
Document Type DEED
Pages Recorded 3
Book-Page 553-10-12
Recording Fee \$11.00
Transfer Tax \$546.50
HB4331 Tax \$226.60
Additional \$35.00