



THIS CORRECTIVE DEED, Made and entered into this the 13th day of June 2016, by and between **RICHARD L. WHETZEL**, Grantor and party of the first part, and **LEON W. BARGER** and **PEGGY S. BARGER**, Grantees and parties of the second part, as joint tenants with rights of survivorship.

WHEREAS, by Deed dated May 5, 2016, Richard L. Whetzel did convey unto Leon W. Barger and Peggy S. Barger a tract or parcel of real estate containing 20.37 acres, more or less, together with any and all rights, rights of way, structures, minerals, easements, improvements and appurtenances thereunto belonging, lying and being situate in **Moorefield District, Hardy County, West Virginia** and being more particularly described and designated as "**Lot No. 181**" on that certain Plat of Survey of "Ashton Woods Subdivision, Lots 164-195" and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Plat Book 7, at Page 18. The aforementioned Deed is of record in the aforesaid Clerk's Office in Deed Book 338, at Page 830.

WHEREAS, in the aforementioned Deed, it was stated that the 20.37 acres tract was the same tract conveyed unto Richard L. Whetzel by Deed from Branch Banking and Trust Company, a North Carolina Banking Corporation, dated October 6, 2014 and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Deed Book 332, at Page 603.

WHEREAS, the Date and corresponding Deed Book and Page number were an incorrect reference as it pertains to the Deed from Branch Banking and Trust Company unto Richard L. Whetzel.

WHEREAS, this Corrective Deed is being authored, executed and placed of record in the aforesaid Clerk's Office, so as to properly reference that Branch Banking and Trust conveyed the subject real estate, that being the 20.37 acres tract, unto Richard L. Whetzel by Deed dated January 16, 2014 and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Deed Book 330, at Page 221.

WITNESSETH: That for and in the consideration of the sum of **FIVE DOLLARS (\$5.00)**, cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, the Grantor and party of the first part does now hereby grant, bargain, sell and convey, with covenants of general warranty, free and clear of all liens and encumbrances, unto the Grantees and parties of the second part, as joint

tenants with rights of survivorship and not as tenants in common, all that certain tract or parcel of real estate containing **20.37 acres**, more or less, together with any and all rights, rights of way, structures, minerals, easements, improvements and appurtenances thereunto belonging, lying and being situate in **Moorefield District, Hardy County, West Virginia** and being more particularly described and designated as **“Lot No. 181”** on that certain Plat of Survey of “Ashton Woods Subdivision, Lots 164-195” and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Plat Book 7, at Page 18. Reference is hereby made to the said aforementioned Plat of Survey and to “Lot No. 181” set forth thereupon for a more specific description of the tract or parcel of real estate being conveyed hereby.

And being the same tract or parcel of real estate conveyed unto Richard L. Whetzel by that certain Deed from Branch Banking and Trust Company, a North Carolina Banking Corporation, dated January 16, 2014 and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia in Deed Book 330, at Page 221. Reference is hereby made to the said aforementioned Deed and to any and all documents in the chain of title for any and all pertinent purposes pertaining to the tract or parcel of real estate being conveyed hereby.

The real estate being conveyed herein is being conveyed subject to any and all reservations, restrictions, covenants, conditions, easements or rights-of-way granted, reserved or provided for any and all instruments in chain of title. Specifically, the real estate being conveyed hereby, is being conveyed subject to those certain covenants and restrictions which are more particularly detailed in that certain document entitled “Supplementary Declaration of Reservations and Restrictive Covenants” and of record in the aforesaid Clerk’s Office in Deed Book 275, at Page 643. Reference is hereby made to the said aforementioned document and to the reservations, restrictions and covenants contained therein and same are incorporated into this document as if they appear textually verbatim herein and are said to run with the land and are binding upon the Grantees, their heirs, successors and assigns.

It is the intention of this conveyance to vest title to the property in the Grantees jointly and equally and to the survivor of either, so that upon the death of either, the entire fee simple interest in and to said property will immediately vest in the survivor.

Real estate taxes on subject real estate shall be prorated between the parties hereto for the current tax year in accordance with their respective periods of ownership.

And designated as Parcel 16 on Tax Map 167 of the Moorefield District in the Hardy County, West Virginia Assessment 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 the penalties of fine and imprisonment as provided by law, the undersigned hereby declares that the document to which this declaration is appended is a Corrective Deed without monetary consideration, and as such, no transfer stamps need be affixed. See W. Va. Code 11-22-1.

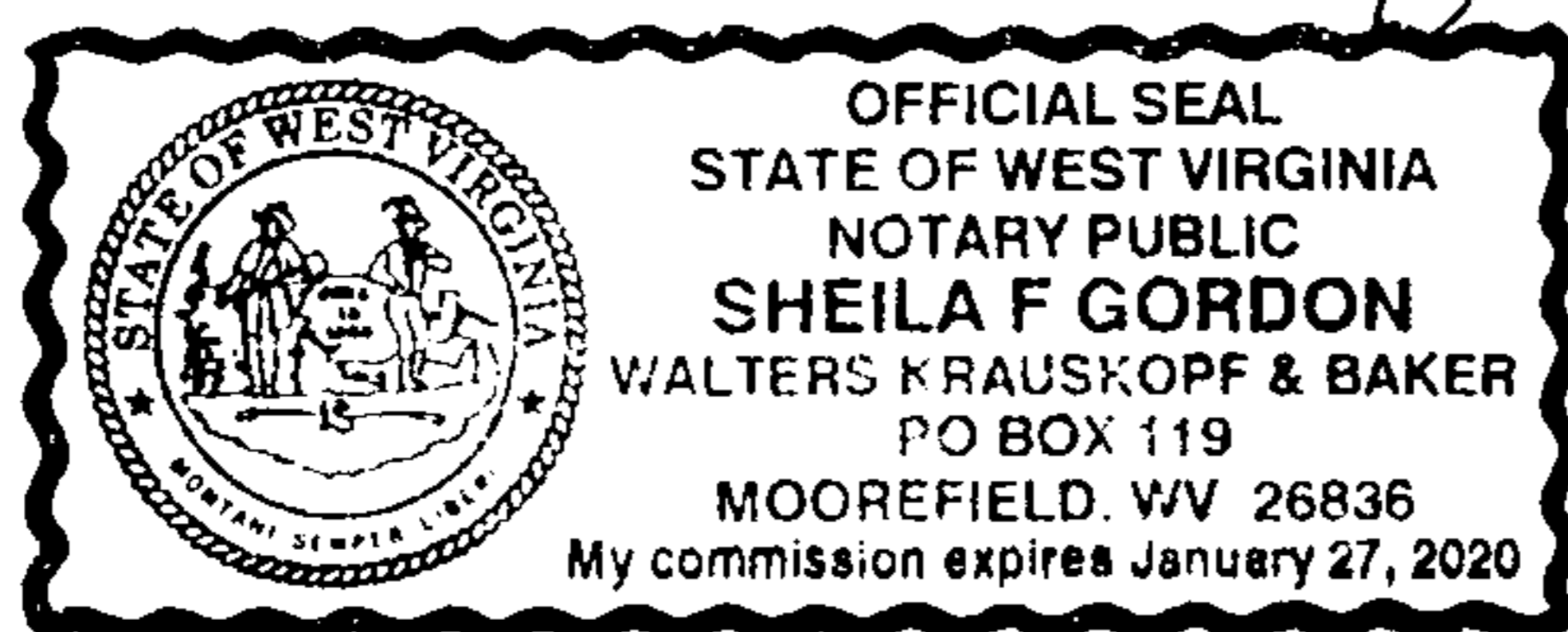
WITNESS the following signature and seal:

Richard L. Whetzel (SEAL)
Richard L. Whetzel

STATE OF West Virginia,
COUNTY OF Hardy, to wit:

I, Sheila F. Gordon, a Notary Public in and for the County and State aforesaid, do hereby certify that **Richard L. Whetzel**, whose name is signed to the foregoing writing, bearing date the 13th day of June 2016, has this day acknowledged the same before me in my said County and State.

Given under my hand this 27th day of June, 2016.
My commission expires January 27, 2020



Sheila F. Gordon
Notary Public

WALTERS & HEISHMAN,
PLLC
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

This instrument prepared by James O. Heishman
WALTERS & HEISHMAN, PLLC, Attorneys at Law,
204 North Elm Street, Moorefield, WV 26836
WITHOUT BENEFIT OF TITLE EXAMINATION OR REPORT

This document presented and filed:
06/27/2016 01:18:47 PM

Gregory L. Ely

Gregory L. Ely, Hardy County, WV
202702 Transfer Tax: \$0.00