

16.00
20.00
26.40
62.40

DIXIE JOHNSON

THIS DEED, Made this 2nd day of
December, 2015, by and between Dixie
Johnson, grantor, party of the first
part, and Jerry C. Stratton and Mary
M. Stratton, his wife, grantees,
parties of the second part,

TO: DEED

JERRY C. STRATTON and
MARY M. STRATTON, his wife

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, and with covenants of General Warranty of Title, all that certain tract or parcel of real estate containing **3,231.54 square feet, more or less**, situate in Sherman District, Hampshire County, West Virginia, as described and shown on that certain Description of Survey and Plat of Survey, dated November 28, 2015, prepared by Edward J. Mayhew, Professional Surveyor, which said Description and Plat are attached hereto and are made a part hereof for all pertinent and proper reasons, including a more particular description of the real estate herein conveyed.

And being a portion of the same real estate which was conveyed unto Dixie Johnson by deed of Matthew Mark Cudanin, dated December 15, 2006, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 461, at page 164.

The real estate herein conveyed shall be merged into one property with the adjoining parcel owned by Jerry C. Stratton and Mary M. Stratton, his wife, which is designated as Lot 23, Section 3 of Woodland Estates Subdivision, Tax Map 24, Parcel 165, of record in Deed Book No. 457, at page 741. Any further modification of this land shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.

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

This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Jerry C. Stratton predecease his wife, Mary M. Stratton, then the entire full, fee simple title in and to said real estate shall vest solely in Mary M. Stratton; and should Mary M. Stratton predecease her

husband, Jerry C. Stratton, then the entire full, fee simple title in and to said real estate shall vest solely in Jerry C. Stratton.

Although the real estate taxes may be prorated between the parties as of the day of closing, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2016, 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, waters, timbers, and all other appurtenances thereunto belonging, and all of grantors interest in mineral rights, 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 \$4,000.00. The grantor further affirms that she is a resident of the State of West Virginia, and is therefore exempt from the withholding tax on West Virginia source income of nonresidents pursuant to West Virginia Code.

WITNESS the following signature and seal:

 (SEAL)
Dixie Johnson

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

I, Suzanne P. Knight, a Notary Public in and for the county and state aforesaid, do certify that **Dixie Johnson**, whose name is signed and affixed to the foregoing deed, dated the 2nd day of December, 2015, has this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 4th day of December, 2015.



Notary Seal


Notary Public

This instrument was prepared by William C. Keaton 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:\Suzanne\Deeds\merger.Stratton fr. JOhnson. 2015.1085.wpd
spk.12.2.15

DESCRIPTION OF SURVEY FOR
JERRY C. AND MARY M. STRATTON
AREA = 3231.54 SQUARE FEET

All that certain lot or parcel of land situate in Sherman District, Hampshire County, West Virginia and is bounded by the land of Dixie Johnson (Deed Book 461, page 164, remainder of lot 24 of section 3 of Woodland Estates Subdivision) on the south, the land of Woodland Mountain Trail, a 40 foot right of way, on the west, the land of Jerry and Mary Stratton (Deed Book 457, page 741, Lot 23) on the north and is more particularly described as follows:

BEGINNING at a point in the centerline of Woodland Mountain Trail, a 40 foot right of way, a common corner to Stratton;

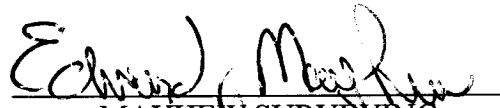
Thence SOUTH 68 DEGREES, 32 MINUTES, 01 SECOND EAST 299.99 FEET to a No. 5 reinforcing rod set in the line of Lots 23 and 24 of section 3 of Woodland Estates Subdivision, a new division corner to Johnson (Lot 24);

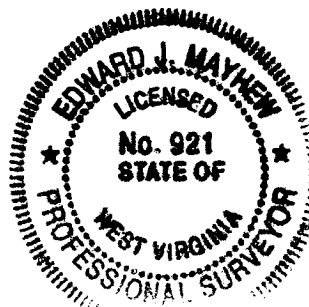
Thence across Johnson by new division line NORTH 73 DEGREES, 36 MINUTES, 40 SECONDS WEST 206.66 FEET to a No. 5 reinforcing rod set, a new division corner to Johnson;

Thence continuing across Johnson by new division line NORTH 63 DEGREES, 38 MINUTES, 24 SECONDS WEST 75.17 FEET to a No. 5 reinforcing rod found and continuing the same course 20.61 FEET to a point in the centerline of a 40 foot right of way, a new division corner to Johnson (Lot 24);

Thence along the centerline of a 40 foot right of way NORTH 28 DEGREES, 41 MINUTES, 49 SECONDS EAST 10.20 FEET to the point of BEGINNING containing 3231.54 SQUARE FEET as surveyed by Mayhew Surveying, Edward J. Mayhew, Professional Surveyor, Romney, West Virginia during November of 2015 and is shown on a plat attached hereto and made a part of this description.

Being a portion of the same lot or parcel of land that was conveyed to Dixie Johnson by deed dated the 15th day of December, 2006 and is recorded in Deed Book 461, page 164 in the Office of the Clerk of the County Commission of Hampshire County, West Virginia.


MAYHEW SURVEYING
EDWARD J. MAYHEW
PROFESSIONAL SURVEYOR



PLAT OF SURVEY FOR

JERRY C. AND MARY M. STRATTON

REFERENCE: DEED BOOK 461, PAGE 164

AND TAX MAP 24, PART OF PARCEL 166

AREA = 3231.54 SQUARE FEET

[illegible]

HAMPSHIRE County 03:27:18 PM

Instrument No 169084

Date Recorded 12/04/2015

Document Type DEED

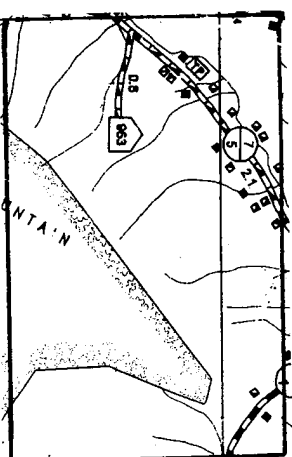
PAGES RECORDED 4

Book-Fair
532-541

Foreign Fee \$11.00

Transfer Tax \$17.60

×	POINT OF REBAR	18.75	\$17.60
△	PLTD STONE	18.75	\$8.80
□	PLTD STONE	18.75	\$25.00
○	NO. 5 REBAR FD.		
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+			
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●	NO. 5 REBAR SET		
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VICINITY MAP

Approved Minor Subdivision:

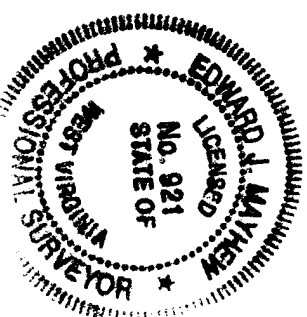
Section 1 DATE 12-1-15

Handshire County Planning

LINE TABLE			
From	To	Bearing	Distance
32	26	S 68°32'01" E	299.99'
26	25	N 73°36'40" W	206.66'
25	24	N 63°38'24" W	75.17'
24	33	N 63°38'24" W	20.61'
33	32	N 28°41'49" E	10.20'

NOTES:

NOTES:
1. THE 323.54 SQUARE FOOT AREA IS TO BE MERGED WITH DEED BOOK 457, PAGE 741, LOT 23 OF SECTION 3 OF WOODLAND ESTATES SUBDIVISION. ANY FURTHER MODIFICATION OF THIS LAND SHALL BE IN COMPLIANCE WITH THE HAMPSHIRE COUNTY SUBDIVISION OR LAND DEVELOPMENT ORDINANCE.



MATHEW SURVEYING

EDWARD J. MAYHEW, PROFESSIONAL SURVEYOR

P. O. BOX 313, ROMNEY, WEST VIRGINIA 26757

PHONE OR FAX: (304) 822 - 3513

SCALE: 1" = 200 FEET

DATE: 11/28/15

REVISIONS:

1

TITLE: BEING A PORTION OF LOT 24 OF SECTION 3

OF WOODLAND ESTATES SUBDIVISION AND IS RECORDED IN MAP 5, PAGE 108 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF HAMPSHIRE COUNTY, WEST VIRGINIA.