

**JEFFREY S. BAKER**  
and  
**Christine Baker,**  
his wife, by  
**Daniel J. Bloom,**  
her Attorney-in-Fact

**TO: DEED**

**SIDNEY BELCHER**  
and  
**MICHELLE BELCHER,**  
his wife

THIS DEED, made this 10<sup>th</sup> day of  
November, 2022, by and between Jeffrey S.  
Baker and Christine Baker, his wife, by  
Daniel J. Bloom, her Attorney-in-Fact,  
grantors, parties of the first part; and  
Sidney Belcher and Michelle Belcher, his  
wife, 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 parties of the first part do, by these presents, grant and convey unto the said parties of the second part, as joint tenants with rights of survivorship as hereinafter enumerated, and with covenants of General Warranty of Title, all that certain tract or parcel of real estate, together with all rights, rights of ways, improvements and appurtenances thereunto belonging, situate along and on the south side of State Highway No. 259, about three miles west of the Town of Wardensville in Capon District, Hardy County, West Virginia, containing 14.493 acres, more or less, and being more particularly described by metes and bounds description incorporated in the hereinafter referenced deed to Robert and Constance Baker, and further by Plat of Survey attached thereto, prepared by David O. Heishman, License Land Surveyor, to which reference is hereby made for a more particular description of said real estate and for any and all other pertinent purposes.

LESS HOWEVER, a 2.118 acre tract of real estate conveyed unto the West Virginia Department of Transportation, Division of Highways, by deed dated November 7, 2001, and of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 264, at Page 11, leaving **12.372 acres**, more or less.

Said real estate is depicted on the Hardy County Land Books as District 01, Tax Map 292, Parcel 3.

And being the same real estate which was conveyed unto Jeffrey S. Baker and Christine Baker, his wife, by deed of Constance H. Baker, dated February 12, 2010, and of record in the aforesaid Clerk's Office in Deed Book 313, at Page 863.

Christine Baker executes this deed by and through Daniel J. Bloom, her duly appointed Attorney in Fact, as set forth in that certain instrument titled Power of Attorney executed by Christine Baker, on April 13, 2022, and a copy of which said Power of Attorney is attached hereto and made a part hereof for all pertinent and proper reasons.

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

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Sidney Belcher should predecease his wife, and Michelle Belcher, then the entire fee simple title in and to said real estate shall vest solely in Michelle

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Belcher; and if Michelle Belcher should predecease her husband, Sidney Belcher, then the entire fee simple title in and to said real estate shall vest solely in Sidney Belcher.

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 2023, although same may still be assessed in the names of the grantors.

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.

We 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 \$59,000.00. The grantors further affirm that they are nonresidents of the State of West Virginia, and are therefore subject to the "withholding tax on West Virginia source income of nonresidents" pursuant to West Virginia Code.

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WITNESS the following signatures and seals:

*Jeffrey S. Baker*

Jeffrey S. Baker

(SEAL)

STATE OF FLORIDA,

COUNTY OF SUMTER, TO WIT:

I, Lisa M. Graddy, a Notary Public, in and for the county and state aforesaid, do hereby certify that Jeffrey S. Baker, whose name is signed and affixed to the foregoing deed dated the 10<sup>th</sup> day of November, 2022, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 11 day of November, 2022.



LISAM. GRADDY  
Commission # HH 094439  
Expires February 17, 2025  
Bonded Thru Budget Notary Services

*Lisa M. Graddy*

Notary Public

(Notary Seal)

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