

**THIS TRANSFER ON DEATH DEED**, made pursuant to West Virginia Code §36-12-1 et. seq., and made this 17 day of August, 2023, by and between **ANGELINE W. McPEAK**, Grantor and party of the first part,

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**SHARON E. EGLINGER and REGGIE A. PRESSUTTI**, Grantees and parties of the second part.

WITNESSETH: The said Grantor and party of the first part do hereby bargain, sell, grant and convey, unto the Grantees and parties of the second part, as tenants in common, as to that certain lots or parcels of real estate, with their improvements and appurtenances thereunto belonging, situate in the Sherman District, Hampshire County, West Virginia, and being more particularly bounded and described as follows:

**"Beginning at a pipe set on the North side of State Route #50/16, a corner with Johnny Riley, thence with aforesaid Riley's line N 54 48' 03" W 785.83 feet to a pipe set in the line of Osa Saville, thence with aforesaid Saville's line N 39 36' 30" E 1700.18 feet to a pipe by a locust post, a corner with Harold Martin, thence with aforesaid Martin's line S 55 08' 22" E 875.54 feet to a pipe by a locust post set on the North side of State Route #50/16, thence with the aforesaid State Route S 43 39' 45" W 1009.24 feet to a pipe, thence S 33 36' 12" W 168.89 feet to a pipe, thence S 54 38' 01" W 176.14 feet to a pipe, thence S 38 00' 28" W 367.58 feet to the Beginning and containing 31.95 acres, more or less.**

The above described real estate is the same real estate conveyed unto **Grantor(s)**, by that Deed dated the 30<sup>th</sup> day of June, 1972, and contained in the land records in the Clerk of Hampshire County, West Virginia in Deed Book 197 at Page 471

This conveyance is made subject to any all easements, right of ways, building restriction lines, covenants, conditions and restrictions of record or in existence.

There are hereby excepted from this conveyance, any outconveyances that are of record among the land records of Hampshire County, West Virginia.

This transfer to the Grantees is to occur at the Grantor's death.

This transfer is exempt from transfer tax (W.V. Code §11-22-2) for the reason that no interest in the property is at the time of the recording being passed to the Grantees, and the deed remains revocable until the death of the Grantor.

TO HAVE AND TO HOLD the above described and conveyed real estate, but conveying unto the Grantees, together with any and all buildings and improvements thereon, and all rights, roads, ways, waters, privileges and appurtenances thereunto belonging, or in

anyways appertaining to said real estate, subject to the right of revocation set forth herein.

WITNESS the following signature and seal:

*Angeline W. McPeak*  
ANGELINE W. McPEAK

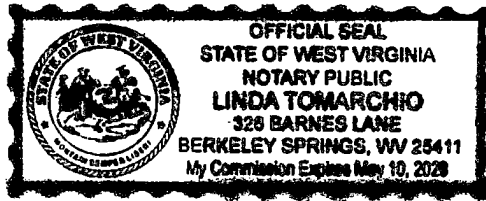
STATE OF WEST VIRGINIA,

COUNTY OF Berkeley, to-wit:

I, Linda Tomarchio, a Notary Public in and for the County and State aforesaid, do hereby certify that **ANGELINE W. McPEAK**, whose name is signed to the writing above, has this day acknowledged the same before me.

Given under my hand this 17 day of August, 2023.

My Commission Expires: May 10, 2028.



*Linda Tomarchio*  
NOTARY PUBLIC

Prepared without benefit of title examination as none was requested

Hampshire County  
Eric W. Strite, Clerk  
Instrument 227546  
08/29/2023 @ 01:06:56 PM  
DEED  
Book 596 @ Page 539  
Pages Recorded 2  
Recording Cost \$ 32.00