

Robin Loudermilk  
GREENBRIER County 02:15:29 PM  
Instrument No 221663  
Date Recorded 12/01/2015  
Document Type DEED  
Pages Recorded 5  
Book-Page 576-835  
Recording Fee \$11.00  
Transfer Tax \$1,606.00  
HB4331 Tax \$903.00  
Additional \$25.00

Return to: William H Mellott  
820 E Walnut St.  
Westerville, OH. 43081

THIS DEED, Made and entered into this 1st day of December, 2015, by and between CHARLES E. WEINSTEIN and BARBARA WEINSTEIN, husband and wife, parties of the first part GRANTORS, and WILLIAM H. MELLOTT and BARBARA L. MELLOTT, husband and wife, or the Survivor, parties of the second part, GRANTEES.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby GRANT and CONVEY unto the parties of the second part, jointly and equally, with the right of survivorship, with covenants of GENERAL WARRANTY of title, all of that certain lot, tract or parcel of land together with the buildings and improvements thereon, easements and appurtenances thereunto belonging, situate along Route 63, in Fort Springs District, Greenbrier County, West Virginia and more particularly described as follows:

Beginning at a 1-1/4" steel shaft, found, at the base of a corner fence post on the northwesterly right of way of Rt. 63, corner to Gretta Totten (WB 54, Pg 133) and corner to Charles Weinstein (DB 453, Pg 617), of which this description is a part, thence leaving Totten and with the northwesterly right of way of Rt.63;

South 37°36'08" West, 1418.05	feet to a point, thence;
North 52°26'25" West, 10.00	feet to a point at the beginning of a curve to the right having a radius of 676.20 feet, an arc length of 289.53 feet and the following long chord;
South 49°49'33"West, 287.32	feet to a 4" rebar, found, corner to Weinstein and corner to Derain. Wiles (DB 474, Pg 897), from which N 80° W, 10.2 feet bears a 14" Locust, thence leaving Rt. 63 and with Wiles;
North 39°31'51"West, 822.00	feet to a 5/8" rebar, set, at the base of a fallen fence post, corner to Wiles, thence continuing with Wiles and the fence;
North 41°55'42" East, 123.61	feet to a corner fence post, found, thence continuing with Wiles, in part, and with DDB Properties, LLC (DB 527, Pg 833), and with Bentons, LLC (DB 511, Pg 73), in part, and with Land Rock, LLC (DB 523, Pg 134), in part;
North 57°47'06" West, 2234.61 feet,	passing 3.2 feet northeast of a 1" pipe at 896.95 feet, found, corner to DDB Properties, LLC, to a 5/8" rebar, set, 6.5 feet west of the wire fence, and on the line of W.A. Whanger (DB 113, Pg 387), from which S 57° W, 4.0 feet bears a 5" Cedar,

thence leaving Whanger and going through the Weinstein property;

North 40°04'34" West 1406.36

feet, crossing the fence at 6.5 feet and crossing another wire fence at 1379.31 feet, to a 5/8" rebar, set, in a pasture field and on the line of Elizabeth Gilmore (DB 512, Pg 36), from which N 56° 03' 24" West 719.19 feet bears a ¾" pipe found in a road, thence with Gilmore;

South 56°03'24" East, 838.72

feet to a 3/4" pipe, found, corner to Gilmore and corner to John Reicks (DB 393, Pg 323), from which S 4° W, 10.0 feet bears a 24" Locust snag in the fence, thence leaving Gilmore and with Reicks, in part, and with Gretta Totten, in part;

South 56°09'16" East, 2194.60

feet to the point of **beginning, containing 100.198 acres**, as surveyed in November, 2015 by Rickford Walton, PS 856, Leivasy, West Virginia, and as shown on a plat attached hereto and made a part of this description.

And being a part of that same land conveyed by Robert L. Wheeler and Linda Wheeler unto Charles E. Weinstein and Barbara Weinstein, husband and wife, by a deed dated the 18th day of November, 1988, and of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia in Deed Book 453 at page 617. And more particularly being a part of that same land conveyed by Barkalin Farms unto Robert L. Wheeler, Charles E. Weinstein, and H.P. Dinsmore by a deed dated the 12th day of October, 1994 and of record in said Clerk's Office in Deed Book 429 at page 567.

**THIS CONVEYANCE IS MADE SUBJECT TO** the following restriction and limitation:

1.) No structures of any kind, including but not limited to dwellings, mobile homes, campers, outbuildings, towers, poles, lights, etc., shall be constructed, erected, placed or installed within the area lying within the "Restricted Building Zone" as shown upon that certain map or plat titled "Plat of Survey for Charles & Barbara Weinstein" made by Rickford Walton, PS 856, in November, 2015, said plat to be recorded in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, prior to or simultaneously with the recordation of this instrument. The intention of the "Restricted Building Zone" is that no structure shall be seen from the Grantors' residence. This restriction and limitation shall not apply, however, to the construction or erection of a fence along the property line through or within the restricted area.

Reference is hereby made to all prior instruments in the chain of title for all reservations, restrictions, and limitations pertaining to the real estate hereby conveyed and for a more particular description of the property.

It is the intention of this conveyance to vest title to said property in the parties of the second part William H. Mellott and Barbara L. Mellott, husband and wife, jointly and equally, and to the survivor of either of them, so that upon the death of either,

the entire interest of said property will immediately vest in the survivor.

**TO HAVE AND TO HOLD** unto the parties of the second part, as aforesaid, their heirs and assigns forever.

**DECLARATION OF RESIDENCY**

Under Penalties of perjury as provided by law, the undersigned Grantors do hereby declare that they both are residents of the State of West Virginia, this is a transfer and therefore the change of ownership effected by this deed is exempt from the requirements of West Virginia Code §11-21-71B.

**DECLARATION OF CONSIDERATION OF VALUE**

Under the penalties of fine and imprisonment, as provided by law, the undersigned grantors hereby declare the total consideration for the property transferred by this document is \$ 365,000.00.

WITNESS the following signatures.

Charles E. Weinstein  
Charles E. Weinstein

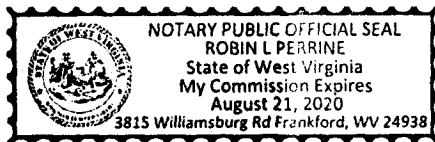
Barbara Weinstein  
Barbara Weinstein

STATE OF West Virginia  
COUNTY OF Greenbrier, TO-WIT:

The foregoing instrument was acknowledged before me this 1 day of  
December, 2015, by Charles E Weinstein.

My commission expires: 8-21-20.

(SEAL)



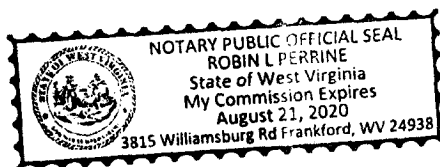
Robin L. Perrine  
NOTARY PUBLIC

STATE OF West Virginia  
COUNTY OF Greenbrier, TO-WIT:

The foregoing instrument was acknowledged before me this 1 day of  
December, 2015, by Barbara Weinstein.

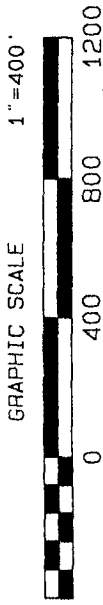
My commission expires: 8-21-20.

(SEAL)



Robin L. Perrine  
NOTARY PUBLIC

This instrument was prepared by William D. Goodwin, PLLC, 116 W. Washington  
St., Lewisburg, West Virginia 24901.

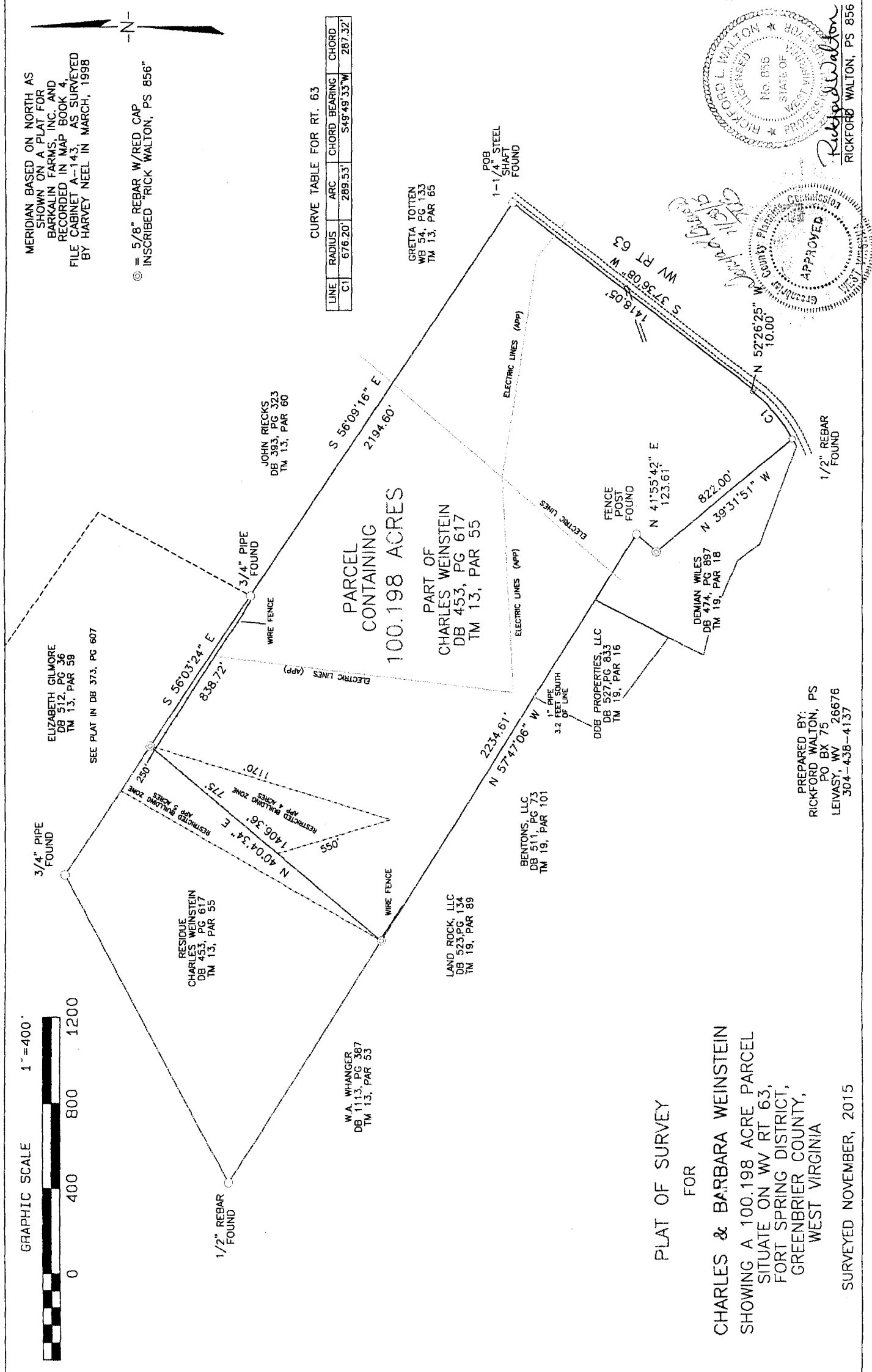


MERIDIAN BASED ON NORTH AS SHOWN ON A PLAT FOR BARKALIN FARMS, INC. AND RECORDED IN MAP BOOK 4, FILE CABINET A-143 AS SURVEYED BY HARVEY NEEL IN MARCH, 1998

© = 5/8" REBAR W/RED CAP  
INSCRIBED "RICK WALTON, PS 856"

CURVE TABLE FOR RT. 63

LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	676.20'	289.53'	S49°49'33"W	287.32'



PLAT OF SURVEY

FOR

**CHARLES & BARBARA WEINSTEIN**  
SHOWING A 100.198 ACRE PARCEL  
SITUATE ON WV RT 63,  
FORT SPRING DISTRICT,  
GREENBRIER COUNTY,  
WEST VIRGINIA

SURVEYED NOVEMBER, 2015

PREPARED BY:  
RICKFORD WALTON, PS  
PO BOX 75  
LEAVASY, WV 26676  
304-438-4137

