

**HARWELL T. HOTT, JR. and
SHERRI R. HOTT, his wife**

TO: DEED

**JOSEPH F. SOUTHERLY and
MICHELLE C. SOUTHERLY,
his wife;
and
HUNTER J. SOUTHERLY**

THIS DEED, Made this 13th day of
October, 2017, by and between
Harwell T. Hott, Jr. and Sherri R.
Hott, his wife, grantors, parties of
the first part, and Joseph F.
Southernly and Michelle C. Southernly,
his wife; and Hunter J. Southernly,
grantees, parties of the second
part,

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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 all as joint tenants with full rights of survivorship, and with Covenants of General Warranty of Title, and to be free of all liens and encumbrances, all that certain tract or parcel of real estate containing **29.970 acres, more or less**, situate in Sherman District, Hampshire County, West Virginia, being depicted on the Hampshire County Land Books as Tax Map 22, parcel 64 for said district.

And being a 13.90 acre tract of real estate which was conveyed unto Harwell T. Hott, Jr. and Sherri R. Hott, his wife, by deed of Allen S. Timbrook, dated November 12, 2015, of record in the aforesaid Clerk's office in Deed Book No. 532, at page 279.

And further being a 16.070 acre tract of real estate which was conveyed unto Harwell T. Hott, Jr. and Sherri R. Hott, his wife, by deed dated May 20, 2013, of record in the aforesaid Clerk's office in Deed Book No. 515, at page 28.

Said two parcels have been heretofore merged to form the above referenced 29.970 acre tract. Reference is made to that certain Plat of Survey prepared by Dick A. Heavner, of record in the aforesaid Clerk's office in Deed Book No. 531, at page 564.

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

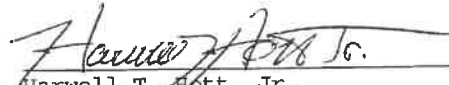
This conveyance is made unto the said parties of the second part all as joint tenants with full rights of survivorship, which is to say, upon the death one of the grantees, then entire full, fee simple title in and to said real estate shall vest in the survivor(s).

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 for the calendar year 2018, 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 [REDACTED] the grantors further affirm that they are residents of the State of West Virginia, and are therefore exempt from the withholding tax on West Virginia source income of nonresidents pursuant to West Virginia Code.

WITNESS the following signatures and seals:

 (SEAL)
Harwell T. Hott, Jr.

 (SEAL)
Sherri R. Hott

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 hereby certify that Harwell T. Hott, Jr., and Sherri R. Hott, his wife, whose names are signed and affixed to the

foregoing deed, dated the 13th day of October, 2017, have each this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 13th day of October,

2017



Suzanne P. Knight
Notary Public

NOTARY SEAL

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia.

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spk.9.27.17

KEATON,
FRAZER,
& MILLESON,
PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

ERIC W. STRIFE
HAWKSHIRE County 02:55:46 PM
Instrument No 182857
Date Recorded 10/16/2017
Document Type DEED
Pages Recorded 3
Book Page 546-217
Recording Fee \$11.00
Transfer Tax \$6,325.00
H&S1 Tax \$2,530.00
Additional \$35.00