

DAVID MOORE
933 COURT STREET NORTH
LEWISBURG WV 24901-2518

Monroe County
Donald J Evans, Clerk
Instrument 178317
07/28/2022 @ 09:46:50 AM
DEED
Book 312 @ Page 646
Pages Recorded 2
Recording Cost \$ 32.00

When Recorded Return To:
Joel J. Bowman

THIS DEED, Made and entered into this 26th day of June, 2022, by and between **JOEL J. BOWMAN**, party of the first part GRANTOR, and **JOEL J. BOWMAN**, party of the second part, GRANTEE.

W I T N E S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby **GRANT and CONVEY** unto the party of the second part, with covenants of **GENERAL WARRANTY** of title, all right, title and interest in and to all that certain, lot, tract or parcel of land together with the buildings and improvements thereon, easements, rights of way, and the appurtenances thereunto belonging, situate in the Red Sulphur District, Monroe County, West Virginia and more particularly bounded and described as follows:

All that certain tract or parcel of real estate, situate, lying and being in Red Sulphur District, Monroe County, West Virginia, on the waters of Indian Creek, and further described as follows:

BEGINNING on a black walnut on the upper side of the road in a fence corner about 200 yards below the J. H. Gwinn residence, now owned by Mrs. Julianna Gwinn and sons: then a direct line to black cliff and with a fence up a ridge about 20 rods to a field and two black pines: then running South 6 I W. 53 poles to a black oak on a point, with line of P. M. Garrison: then S. 86-1/2 W. 19-1/2 poles to a white oak on ridge to line of P. M. Garrison: then S. 87-1/2 W. 31 poles to a locust south side of road on main ridge also with line of P. M. Garrison; then S. 38-1/2 W. about 20 poles to a double white oak on east side of old road now being cut down: then S. 68-1/2 W. 21 poles to a white oak on west side of old road corner to Gwinn and Elija Garten with same and on old road S. 34-1/2 W. 41 poles to a white oak, ash and black oak on east side of road corner to same and a corner to the old original grant of a thousand acre survey and with the same and leaving road S. 75-1/2 about E. 37 poles to a hickory, S. 19 W. 38-1/2 poles to a black oak being a corner and corner with P. M. Garrison and with same S. 53 E. 39-1/4 poles to a white oak stump on upper side of road with P. M. Garrison and leaving same running with Red and Blue Sulphur Turnpike northeast to the **BEGINNING, containing 70 acres. more or less.**

And being a part of the same real property conveyed unto Joel J. Bowman, by deed dated March 5, 2021, from Randy A. Blankenship and Fairley E. Blankenship, said deed of record in the Office of the Clerk of the County Commission of Monroe County, West Virginia, in Deed Book 305 at Page 44. Shown on said deed as First Tract.

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.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of perjury as provided by law, the undersigned Grantor does hereby declare that he is a resident of the State of West Virginia and therefore the change of ownership effected by this deed is exempt from the requirements of West Virginia Code Sec. 11-21-71b.

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 Less Than One Hundred Dollars.

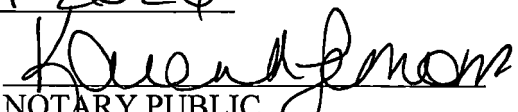
WITNESS the following signature.


JOEL J. BOWMAN

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

The foregoing instrument was acknowledged before me this 6th day of July 2022, by JOEL J. BOWMAN.

My commission expires: 12-19-2024


NOTARY PUBLIC

This instrument was prepared without the benefit of a title search, and no warranties are expressed nor implied by the preparer David M. Moore, Attorney at Law, 933 Court St N, Lewisburg, West Virginia 24901