

VOL 648 PG 781

Deed

This Deed, made this 9th day of March, 2023, by and between **ANDREW PAUL DAMERON**, party of the first part, **GRANTOR**; and, **LINDA H. DAMERON**, party of the second part, **GRANTEE**.

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part, **ANDREW PAUL DAMERON**, does hereby **GRANT, BARGAIN, SELL and CONVEY**, unto the party of the second part, **LINDA H. DAMERON**, with **COVENANTS OF GENERAL WARRANTY OF TITLE**, all right, title and interest, in and to all of the following described real estate, together with the buildings and improvements located thereon, and the rights-of-way, easements and appurtenances thereunto belonging, situate, lying and being in **TOWN OF ALDERSON DISTRICT, COUNTY OF GREENBRIER, STATE OF WEST VIRGINIA**, and being more particularly bounded and described as follows:

All of those certain tracts or parcels of land situate in the Town of Alderson, Greenbrier County, West Virginia, consisting of two lots or parcels of land and a strip of land lying between said lots, more particularly bounded and described as follows:

FIRST:

All that certain lot or parcel of land known and designated as Lot No. Forty-Six (46) in the Hedrick Addition to North Alderson (said lot being also known on the map of the Town of Alderson by Parsons as Lots No. Ninety-Two (92) and Ninety-Three (93)).

SECOND:

That certain lot of land known and described as Lot No. One (1) in Riverview Addition to North Alderson said lot being so described and designated upon the proper map of said Addition.

THIRD:

All that right, title and interest of the parties of the first part in and to a certain strip of land lying between the two aforesaid lots.

The aforesaid real estate is the same as that conveyed to Linda H. Dameron and Andrew Paul Dameron, from Frank L. Dameron, Jr., by that certain Deed dated May 20, 1997, and recorded

January 16, 1998, in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book 447, at Page 912.

THIS CONVEYANCE IS MADE SUBJECT to any and all exceptions, reservations, restrictions, limitations, out-conveyances, rights-of-way, easements, covenants and conditions as may be set forth and contained in any prior Deeds or other instruments in Grantor's chain of title to said real estate, reference to which is hereby made for all such matters pertaining to the real estate hereby conveyed and for a more particular description of the property.

TO HAVE AND TO HOLD, unto the party of the second part, as aforesaid, and their heirs, successors and/or assigns, forever.

DECLARATION OF RESIDENCY

Under the penalties of perjury as provided by law, the undersigned Grantor hereby declares that this transfer is not subject to Non-Resident Withholding Tax pursuant to W.Va. Code § 11-21-71b because the total consideration paid for the property conveyed by the document to which this declaration is attached is \$100.00 or less.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantor attests that the total consideration paid for the property conveyed by the document to which this declaration is attached is **\$100.00 or less**, and therefore this transaction is not subject to the excise tax.

WITNESS the following signature and seal:

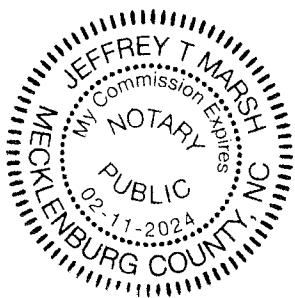

ANDREW PAUL DAMERON

STATE OF North Carolina,

COUNTY OF Mecklenburg, to-wit:

The foregoing instrument was acknowledged before me this 16th day of March, 2023, by ANDREW PAUL DAMERON.

(NOTARY SEAL)



Jeffrey T. Marsh
NOTARY PUBLIC

My Commission Expires: 02/11/2024

This instrument was prepared by Jeffrey A. Pritt (WVSB # 5573), Pritt Law Firm, PLLC, PO Box 708, Union, WV 24983, (304) 772-4700, without the benefit of a title examination. Therefore, there are no warranties, express or implied, nor any representations or affirmations of any kind, nature or character, except as to the validity of the form of this instrument.

STC 12:39

STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95) Revised 4/10

County: Greenbrier Taxing District: Town of Alderson District

Tax Map No.(s): 6 Parcel(s): 0482.0000, 0481.0000, 0484.0000, 0483.0000

Tax Map No.(s): _____ Parcel(s): _____

Mineral ID #: Tax Acct #s 00000947, 00000946, 00000949, 00000948

Mineral ID #: _____

Grantor's Name: Andrew Paul Dameron Phone No. () - _____

Grantee's Name: Linda H. Damerson Phone No. () - _____

Mailing Address of New Owner: PO Box 1249, Inwood, WV 25428-1249

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 447 Page No.: 912

Grantor's Source of Title: _____

(If not by "Previous Deed" referenced above.)

(a) Real Estate: (b) Other Valuable Goods/Services: (If Applicable)

Consideration/Value: \$ 100.00 or less \$ _____

Lot Size or Acreage Involved: PT LOT 46 (LOT 92 PARSONS, PT LOT 46(LOT 93), LOT 1 DAMERON,

Estate(s) Transferred: fee simple & STRIP 10X160

(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? Yes / No (Circle One)
- (2) Does this transaction involve more than one parcel? Yes / No (Circle One)
- (3) Was this sale between related individuals or related corporations? Yes / No (Circle One)
- (4) Was this a liquidation, foreclosure or other "Forced" sale? Yes / No (Circle One)
- (5) Is this transaction pursuant to a land contract or owner financing? Yes / No (Circle One)
- (6) Does this transaction include personal property? Yes / No (Circle One)
- (7) Does this transaction include minerals and/or timber? Yes / No (Circle One)
- (8) Any other financing arrangements materially affecting consideration? Yes / No (Circle One)

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:

Explanation: No realtor, 4 Tax Parcels, removing name only minerals & timber included

Printed Name Jeffry A. Pritt Signature _____ Phone Number 304-772-4700

Filed By (check one): ☐ Buyer ☐ Seller ☒ Agent/Attorney ☐ Other

LIENHOLDER INFORMATION (OPTIONAL)

☐ Check if change of name or address

Name: _____

Address for Notice: _____

INTEREST IN PROPERTY

_____ Surface Owner's Rights Deed Book: _____ Page No.: _____

_____ Fiduciary Interest Relationship to Owner: _____

_____ Lienholder Trust Deed Book No.: _____ Page No.: _____

_____ Other _____

To Be Completed By County Clerk:	Sheriff's Use Only
Stamp Fee Paid:	Date Received:
Date Recorded:	Effective Dates of Lien:
New Deed Book No.:	Date Entered:
New Deed Book Page No.:	Entered By:
Date of Transaction:	Tax Ticket No.:

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released: _____

Signature of Lienholder: _____

COPIES: WHITE - ASSESSOR CANARY - SHERIFF PINK - TAX COMMISSIONER GOLDENROD - PREPARER