

Robin Loudermilk
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RETURN TO:
Edward D. Knight, III
Attorney at Law

THIS DEED, Made and entered into this 15th day of **January 2013**, by and between **TAWMIL L. SEELEY, JAMES K. LETTE, and MATTHEW S. LETTE, heirs of RICHARD A. LETTE, JR.,** parties of the first part, and **RODNEY MILLS and ANATIA GAYLE MILLS,** husband and wife, or the survivor, parties of the second part;

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 for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the parties of the first part does hereby GRANT and CONVEY, with covenants of **SPECIAL WARRANTY** of title, as joint tenants and not as tenants in common, and upon the death of either of the parties of the second part, then the whole of the premises hereby conveyed unto the survivor of them, all that certain tract or parcel of land lying and being in Falling Springs District, Greenbrier County, West Virginia, near Auto, and more specifically described as follows:

"BEGINNING with the County Road with corner to John Miller and with Miller line N 55 W 200 rods to corner on Miller line, and on old road, at the place where Miller-Taylor line crossed said road and with said old road S 17 E 14 rods to a pine by said road, S 20 E 13 rods to a red oak S 37 E 43 rods to a pine S 49 E 27 rods to a stake by said road S 64-1/2 E 15 rods to a pine by said road S 57 E 26 rods to stake by said road and leaving present location of said road and with view of changing said road to this line S 45 E 60 rods to corner on County Road and with said Road N 55 E 15 rods to a station on said County Road and with said Road N 15 E 11 rods to the BEGINNING. Thus being bounded on one end by the County Road and lying between the John Miller land and the remaining part of Taylor's land, containing 33 acres, more or less."

"LESS AND EXCEPT that certain tractor parcel of land containing 12.5 acres more or less conveyed by Morgan Osborne and Annie Osborne, his wife, to Richard Johnson by deed dated April 25, 1974, and recorded in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book 285, at page 422, to which reference is made for a more complete description of the said 12.5 acres."

THE AFORESAID real estate is the same as that conveyed unto Richard Allen Lette, Jr., by Elayne Paulette Lette, dated December 5, 2001, and of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book No. 472, at Page 81. Whereas Richard A. Lette, Jr., died intestate on July 17, 2012, leaving his interest in the aforesaid property to his heirs at law.

THIS CONVEYANCE is made **SUBJECT** to any and all easements, rights-of-way, exceptions, reservations, restrictions, covenants and conditions affecting title to the property hereby conveyed that are contained in instruments of record in the aforesaid Clerk's office;

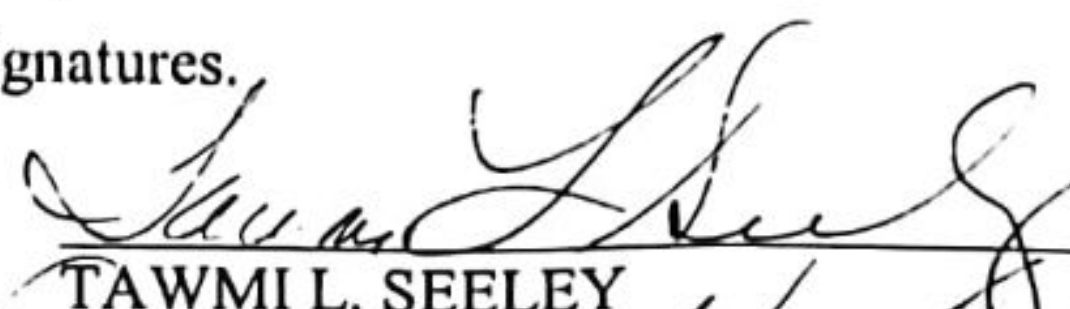
provided, however, that any such restriction, covenant or condition indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is hereby deleted to the extent such restriction, covenant or condition violates 42 USC § 3604(c).

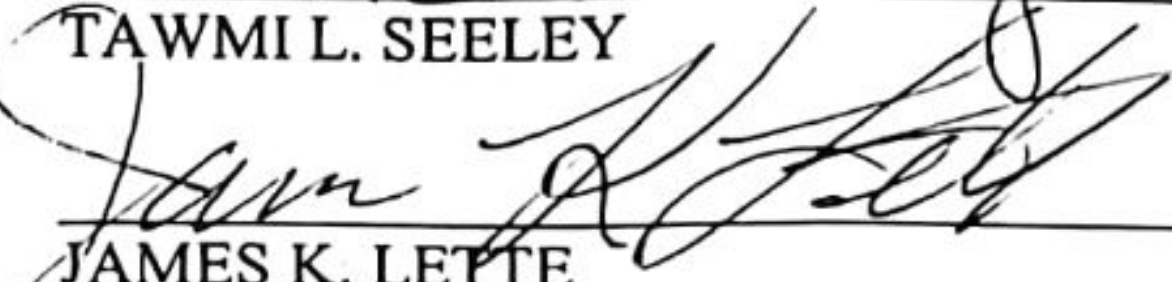
TO HAVE AND TO HOLD unto the parties of the second part, its heirs and assigns forever.

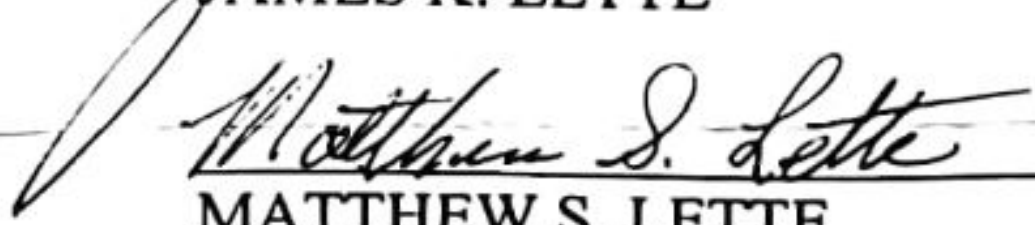
DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment as provided by law, I hereby declare the total consideration paid for the real estate conveyed by the document to which this declaration is appended is \$90,000.00.

WITNESS the following signatures.


TAWMI L. SEELEY


JAMES K. LETTE


MATTHEW S. LETTE

STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER:

The foregoing instrument was acknowledged before me this 15th day of January 2013, by **TAWMI L. SEELEY, JAMES K. LETTE, and MATTHEW S. LETTE, heirs of RICHARD A. LETTE, JR.**

My commission expires December 4, 2017.




Notary Public

This instrument was prepared by Edward D. Knight, III, Attorney at Law, State Bar No. 2082, 201 W. Washington Street, Lewisburg, WV 24901.