

DAVID & KAITLIN GARVIE  
349 LAKE VIEW WAY NW  
LEESBURG, VA 20176

BOOK 354 PAGE 85(2) 218666



THIS DEED, made and entered into this 12th day of June, 2020, by and between TIMOTHY E. GANT and SHARON K. GANT, parties of the first part, hereinafter referred to as Grantors, and DAVID GARVIE and KAITLIN GARVIE, as joint tenants with the rights of survivorship and not as tenants in common, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of FIVE and 00/100 Dollars (\$5.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey, and by these presents have granted, bargained, sold and conveyed unto the Grantees, as joint tenants with the rights of survivorship as hereinafter set forth, in fee simple, with covenants of general warranty, that certain lot or parcel of real estate, with the improvements and appurtenances thereunto belonging, situate in the Lost River District, Hardy County, West Virginia, and more particularly described as follows:

A parcel of real estate described as Tract 12, Lost River Bluffs Subdivision, containing 18.15 acres, more or less. A Plat of said real estate, dated July 27, 2005, prepared by Edward J. Mayhew, Professional Surveyor, is of record in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Plat Book 7, plat 78. Reference to said plat is made for a more particular description of the real estate being conveyed.

AND BEING the same real estate conveyed to Timothy E. Gant and Sharon K. Gant by deed dated September 15, 2005, from Pearl River Timber, LLC, a Virginia limited liability company, and recorded in the Office of the Clerk of the County Commission of Hardy County, West Virginia, in Deed Book 288, at page 658.

This conveyance is made subject to and together with any and all covenants, conditions, agreements, easements, rights, rights-of-way and/or restrictions of record and in existence, including, but not limited to, those recorded in the aforesaid Clerk's office in Deed Book 287, at page 827 and in Deed Book 297, at page 936.

This conveyance is subject to an existing underground gas pipeline as identified on the aforesaid plat.

All of the oil and gas, and oil and gas leases, royalties, rentals and benefits pertaining thereto, have been reserved in prior deeds and are not conveyed by the Grantor herein.

The Hardy County Subdivision Ordinance does not apply to this conveyance because said conveyance will not result in the formation of a new tract of land not previously on record.

Handwritten signatures and initials: "PB" and "DE" in a circle, and "SKS - 4.9.21" below them.

## DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned Grantors hereby declare that the total consideration for the property transferred by the document to which this declaration is appended is \$214,900.00.

The undersigned Grantors further declare under the penalties of perjury that said Grantors are residents of the State of West Virginia, and therefore exempt from the requirement of withholding tax under West Virginia Code §11-21-71b.

WITNESS the following signatures.



Timothy E. Gant



Sharon K. Gant

STATE OF WEST VIRGINIA  
COUNTY OF BERKELEY, to-wit:

The foregoing instrument was acknowledged before me this 12th day of June, 2020, by Timothy E. Gant and Sharon K. Gant.



Notary Public

My commission expires:

July 27, 2022

THIS DEED PREPARED BY:  
David D. Pill, Esquire  
PILL & PILL, PLLC  
P.O. Box 440, 85 Aikens Center,  
Martinsburg, West Virginia 25405



AFTER RECORDING, PLEASE RETURN TO:

David Garvie and Kaitlin Garvie  
349 Lake View Way NW  
Leesburg, VA 20176

kil/80683 Garvie Deed

This document presented and filed:  
06/16/2020 12:55:48 PM



Gregory L. Ely, Hardy County, WV  
218666 Transfer Tax: \$1,182.50

