

THIS TRANSFER ON DEATH DEED, made and entered into on this the 5th day of October, 2023, by **LYNN M. SANDERS, of 1180 Mill Road, Hinton, West Virginia 25951**, dealing in her sole and separate property, **Owner/Grantor**, for and in consideration of good and valuable consideration by me acknowledged and received, does hereby, **effective upon my death, convey to JOHN KENT TURNER and KELLI TURNER, of 10487 Applebrook Circle, Highlands Ranch, Colorado 80130, SARAH TURNER SMITH of 502 Eastland Drive, Charles Town, West Virginia 25414, and SAMANTHA JOHNSON and KEITH JOHNSON, of 609 Bazore Street, Streator, Illinois 61364, Grantee Beneficiaries**, as tenants in common, the following described real property, together with improvements, situate in **Green Sulphur District, Summers County, West Virginia**:

TRACT ONE:

BEGINNING at a 5/8" rebar, found, at the common corner of a tract owned by Mark Rosenberg, a tract owned by Tanya Rakhmanina and Andrei Kharison and Tract 1 owned by John H. Sanders and Lynn M. Sanders; thence leaving Rosenberg and with division line between Rakhmanina and Kharison and Tract 1 the following two (2) calls: S. 56 04' 20" E. 566.06 feet to a 1/2" rebar, found; S. 56 02' 29" E. 16.99 feet to a point in the centerline of Mill Road at the common corner of Tracts 1 and 2 owned by John H. Sanders and Lynn M. Sanders and on line of said Rakhmanina and Kharison; thence leaving Rakhmanina and Kharison and with the division line between Tracts 1 and 2 and the centerline of Mill Road the following eight (8) calls: S 52 45' 19" W. 274.37 feet to a point; S. 47 54' 19" W. 106.44 feet to a point; S. 68 32' 19" W. 56.72 feet to a point; S. 56 35' 19" W. 140.48 feet to a point; S. 72 50' 19" W. 34.05 feet to a point; S. 68 01' 19" W. 91.66 feet to a point; S. 47 57' 19" W. 98.11 feet to a point; S. 39 44' 03" W. 140.19 feet to a point at the intersection of the centerline of Mill Road and with centerline of Ayers Road; thence leaving Mill Road and Tract 1 and with new lines through Tract 2 and centerline of Ayers Road the following two (2) calls: N 67 31' 31" E. 279.47 feet to a point; N. 72 04' 52" E. 201.90 feet to a point; thence leaving the centerline of Ayers Road and continuing with new lines through Tract 2 and the following ten (10) calls: S. 17 55' 08" E., (passing a 12" poplar on line at 11.59 feet) a total distance of 124.15 feet to a railroad spike, set, on the northwestern right of way of a 30' unpaved road; thence with said right of way line the following six (6) calls: S. 40 41' 35" W. 38.72 feet to a point; S. 31 34' 08" W. 40.10 feet to a point; S. 22 07' 37" W. 84.88 feet to a point; S. 30 11' 16" W. 51.25 feet to a point; S. 23 08' 05" W. 70.36 feet to a point; S. 20 55' 03" W. 137.61 feet to a 5/8" rebar with cap, set, thence leaving said right of way line and running S. 84 53' 15" W. 222.11 feet to a 14" maple; S. 68 40' 58" W. 200.93 feet to a 14" white oak; S. 89 22' 08" W. 196.53 feet to a 1/2" rebar, found, and being a corner to a tract owned by West Virginia Land and Farm, LLC, thence with the division line between Tract 2 and said West Virginia Land and Farm, LLC, N. 16 07' 05" W. 459.66 feet to a 5/8" bolt with cap, set; thence continuing with said division line for part of the distance and with the division line between said West Virginia Land and Farm, LLC, and Tract 1 N. 29 18' 42" E. 245.79 feet to a corner fence post, found, at the common corner of said Tract, West Virginia Land and Farm, LLC, and the above-mentioned tract owned by Mark Rosenberg; thence leaving West Virginia Land and Farm, LLC, and with the division line between Rosenberg and Tract 1 the following two (2) calls: N. 50 44' 09" E. 763.79 feet to a fence post, found, N. 08 06' 17" W.

JOHN KENT TURNER
KELLI TURNER
1180 MILL ROAD
HINTON WV 25951-5619

165.03 feet to the point of **BEGINNING**, and containing 16.756 acres, more or less, as surveyed by Eastern Surveying, Inc., and shown on a plat entitled PLAT SHOWING BOUNDARY SURVEY OF A 16.756 ACRE TRACT BEING TRACT 1 AND PART OF TRACT 2 OWNED BY JOHN H. SANDERS & LYNN M. SANDERS, SITUATED ON CHESTNUT MOUNTAIN AT BROOKS, GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WEST VIRGINIA, SCALE: 1" = 200', dated July 6, 2005.

AND BEING the same property conveyed unto John H. Sanders and Lynn M. Sanders, his wife, from John H. Sanders and Lynn M. Sanders, his wife, as joint tenants with right of survivorship, by deed dated September 14, 2005, and recorded in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book 220 at page 39. The property vested in Lynn M. Sanders upon the death of John H. Sanders on June 28, 2020, pursuant to the survivorship provision.

TRACT TWO:

BEGINNING at a corner post found, being a common corner to John H. Sanders and Lynn M. Sanders, (DB 187/P 314) tract of land and the Michael and Suzanna Cales (DB141/P 505) tract of land, thence with the common boundary line of the said Sanders and Cales tract of land S. 05 27' W. 215.49 feet to point, a new corner, in the center of WV County Route No. 44/30; thence leaving the boundary line of the said Sanders tract of land and with two (2) new lines through the Michael and Suzanna Cales tract of land N. 69 03' W. 112.00 feet to a point, a new corner in the said road; thence leaving the road N. 35 38' E. 214.66 feet to the point of **BEGINNING**, and containing 0.267 acres, more or less. This description made from information shown on the plat or survey for John H. Sanders and Lynn M. Sanders, dated 09-10-1997, as surveyed by Engineering Services, Inc., and is not a field survey of the parcel of land containing 0.267 acres, more or less.

AND BEING the same property conveyed unto John H. Sanders and Lynn M. Sanders, his wife, as joint tenants with right of survivorship, from Michael Cales, single, by deed dated October 25, 2001, and recorded in said Clerk's office in Deed Book 206 at page 431. This tract of land was reserved by John H. Sanders and Lynn M. Sanders in deed dated September 24, 2004, and recorded in Deed Book 216 at page 422. The property vested in Lynn M. Sanders upon the death of John H. Sanders on June 28, 2020, pursuant to the survivorship provision.

TRACT THREE:

BEGINNING at a set rebar on the boundary line of the John H. Sanders and Lynn M. Sanders tract of land (referenced S. 5 27' W. 234.86 feet from a corner post), being on the southern side of a private road, thence with three (3) new lines through the John H. Sanders and Lynn M. Sanders tract; S. 70 37' E. 18.28 feet to a rebar set, a new corner; thence S. 02 42' W. 404.46 feet to a corner post, a new corner; thence N. 84 33' W. 37.05 feet to a rebar set, a new corner, on the boundary line of the said Sanders tract of land; thence with the boundary line of the said Sanders tract, N. 05 27' E. 408.41 feet to the point of **BEGINNING**, and containing 0.255 acres, more or less, Map 27, Parcel 0019-0004.

AND BEING the same property conveyed unto John H. Sanders and Lynn M. Sanders, his wife, as joint tenants with right of survivorship, from Michael Cales, single, by deed dated August 13, 2004, and recorded in said Clerk's office in Deed Book 216 at page 157. The property vested in Lynn M. Sanders upon the death of John H. Sanders on June 28, 2020, pursuant to the survivorship provision.

THIS DEED is made and accepted subject to all reservations, restrictions, covenants, easements or rights of way which may be of record in the chain of title to said real estate except for any pertaining to race, color or creed.

The parties do hereby declare as follows:

1. The owner of the real estate is Lynn M. Sanders and her address is 1180 Mill Road, Hinton, West Virginia 25951.
2. The real estate conveyed by this document is taxed as Tax Map 27, Parcel 0019.0007.

THIS DEED and transfer is effective upon the death of Owner/Grantor, subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens, and other interests to which the property is subject at Owner/Grantor's death.

If a Grantee Beneficiary predeceases the Owner/Grantor, the conveyance to that Grantee Beneficiary lapses and is void.

Owner/Grantor may revoke this deed and conveyance at any time prior to her death.

This Transfer on Death Deed is made and executed pursuant to West Virginia Code §36-12-1 through §36-12-17 (W.Va. Code).

WITNESS the following signature and seal:

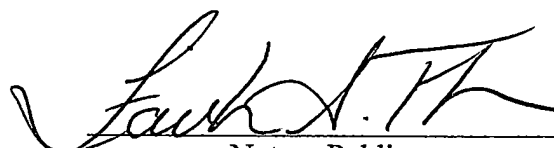
 (SEAL)
LYNN M. SANDERS

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

The foregoing instrument was acknowledged before me on this the 5th day of October, 2023, by **LYNN M. SANDERS**.

My commission expires Dec. 13, 2025.




Notary Public

This instrument was prepared by Mann & Mann, Attorneys at Law, P.O. Box 1416, Hinton, W.Va. 25951 without benefit of title examination and without certification of title.

Sanders.Death.Deed