

BOOK 346 PAGE 822(3) 210664



DEED

THIS DEED, made and entered into this July 3rd, 2018, by and among THE SPICKLER FAMILY TRUST UNDER AGREEMENT DATED July 11, 1996, by Leon Donovan Spickler and Sandra Lou Spickler, Trustees, parties of the first part and hereinafter referred to as GRANTORS, and Jeffrey W. Spickler and Margaret Denise Spickler, parties of the second part and hereinafter referred to as GRANTEES.

WITNESSETH: That for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey, and by these presents has granted, bargained, sold, and conveyed, unto the said Grantees, as joint tenants with the right of survivorship, and not as tenants in common, in fee simple, with covenants of general warranty, all of the following described realty, together with its improvements and appurtenances, situate, lying and being in Moorefield District, Hardy County, West Virginia, and more particularly described as follows:

Lot 3-A:

All that certain lot or parcel of real estate together with all rights, rights-of-ways, improvements and appurtenances thereunto belonging, being located and situate in Moorefield District, Hardy County, West Virginia, known and being designated as Lot No. 3-A in what is known as the Subdivision of "Oakmont", containing 5.000 acres, more or less, as referenced on that certain master plat or map of said Oakmont Subdivision which is duly recorded in the Hardy County Clerk's Office in Plat Book No. 2, at pages 68 and 138.

LESS HOWEVER, the out conveyance of those two small tracts therefrom containing 13,720.68 square feet and 1.014 acres, more or less, respectively, made by the Grantors herein recorded in Deed Book 244, at page 277.

Lot 4-A:

All that certain tract or parcel of real estate situate and lying on the south side of West Virginia State Route 55, about four miles east of the Town of Moorefield, in Moorefield District, Hardy County, West Virginia containing 22.222 acres, and being designated as Lot No. 4-A of the Subdivision of "Oakmont" on a plat or map of said subdivision made by David O. Heishman, Licensed Land Surveyor No. 536, which is of record in the Office of the Clerk of the County Commission

of Hardy County, West Virginia, in Plat Book No. 2, at page 69. (includes Lot 5A)

AND BEING the same real estate conveyed to Grantors by Deeds recorded in the aforesaid Clerk's office in Deed Book 238 at page 582; and in Deed Book 280 at page 468.

This conveyance is made subject to and together with agreements, covenants, conditions, easements, rights, rights-of-way and restrictions of record.

It is the intention of this conveyance to vest title in Jeffrey W. Spickler and Margaret Denise Spickler, as joint tenants with the right of survivorship, so that upon the death of either, the interest of such decedent shall pass to the survivor by operation of law.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantors hereby declare, under penalty of fine and imprisonment as provided by law, that the foregoing conveyance is among parents and child and exempt from the excise tax on the privilege of conveying realty; and that a copy of the return for withholding tax under West Virginia Code Section 11-21-71(b) is appended hereto.

THE SPICKLER FAMILY TRUST UNDER AGREEMENT DATED JULY 11, 1996

By: Leon D. Spickler
Leon Donovan Spickler, Trustee

By: Sandra Lou Spickler
Sandra Lou Spickler, Trustee

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

Acknowledged before me this July 3rd, 2018, by Leon Donovan Spickler and Sandra Lou Spickler, Trustees of THE SPICKLER FAMILY TRUST w/a/d July 11, 1996.

Affix notarial seal


Notary Public

My commission expires 10-16-18

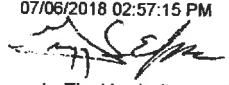
This document prepared by Randall R. Conrad, II, Attorney, THE CONRAD LAW FIRM, L.C.,
P.O. Box 738, Martinsburg, WV 25402-0738. (File #32677) After recording, return to Jeffrey
W. Spickler and Margaret Denise Spickler, at the following address:

316 Chimneystone Ct. Hagerstown MD 21742



This document presented and filed:
07/06/2018 02:57:15 PM

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Gregory L. Ely, Hardy County, WV
210664 Transfer Tax: \$0.00