

Refd 10/14/14
↓

RETURN:
ZIEGLER & ZIEGLER
110 JAMES STREET
HINTON, WV 25951

Mary E. Merritt
SUMMERS County 11:17:05 AM
Instrument No 175670
Date Recorded 10/10/2014
Document Type DEED
Pages Recorded 3
Book-Page 250-194
Recording Fee \$11.00
Transfer Tax \$220.00
WV 4331 Tax \$110.00
Additional \$25.00

THIS DEED, made and entered into on this the 1st day of October
2014, by and between STEVEY L. REED, party of the first part; and WILDA
JEAN BURKE, party of the second part,

W-I-T-N-E-S-S-E-T-H

That for and in consideration of the sum of TEN DOLLARS (\$10.00),
and other good and valuable consideration, the receipt of which is hereby
acknowledged, the said party of the first part does hereby bargain, grant, sell and
convey unto the party of the second part, with COVENANTS OF GENERAL
WARRANTY OF TITLE, that certain real estate located in TALCOTT
DISTRICT, SUMMERS COUNTY, WEST VIRGINIA, and more
particularly described as follows:

BEGINNING at a 5/8" rebar, found, on the southerly right of
way line of WV Route 7, corner to Tracey Horney (DB 190, PG 345), and
corner to Lonnie Shires, III (DB 183, PG 127), the parent tract of which
this description is a part, thence leaving said right of way line and with
Horney; S 48 45' 19" W 164.03 feet to a 14" White Oak, corner to Horney,
thence continuing with Horney; S 65 13' 50" W 46.14 feet to a 26" Maple,
corner to Horney, thence continuing with Horney; S 62 58' 57" W 95.93
feet to a 12" Buckeye, corner to Horney and corner to Daniel Overholtzer
(DB 196, PG 414), from which S 76 22' 42" W 80.90 feet bears an 18"
Birch, thence leaving Horney and with Overholtzer; N 36 11' 49" W
340.60 feet to a fence post, corner to Overholtzer, thence continuing
Overholtzer and the fence; N 22 44' 21" W 140.37 feet to a fence post,
corner to Overholtzer, thence continuing with Overholtzer and the fence;
N 00 26' 43" W 46.21 feet to a gate post, corner to Overholtzer. thence
continuing with Overholtzer; N 12 32 19' E 44.92 feet to a point on the
southerly right of way line of WV Route 7, thence with said right of way
line; N 87 35' 28" E 48.09 feet to a point on said right of way line, thence
continuing with said right of way line; N 83 19' 07" E 117.95 feet to a point

ZIEGLER & ZIEGLER, L.C.
ATTORNEYS AT LAW
110 JAMES STREET
HINTON, WV 25951

on said right of way line, thence continuing with said right of way line on a curve to the right having a radius of 182.402', having a delta angle of 53 38' 53", and having a long chord bearing the following; S 62 35' 03" E 164.15 feet to a point on said right of way line, thence continuing with said right of way line; S 39 00' 23" E 73.17 feet to appoint on said right of way line; S 33 42' 07" E 158.51 feet to a point on said right of way line, thence continuing with said right of way line; S 34 42' 23" E 90.04 feet to the point of **BEGINNING**, containing 3.46 acres, as surveyed in August of 2001 by Rickford Walton, PS #856, Leivasy, WV.

THERE IS FURTHER INCLUDED a 1983 FLAM FH #13807402, Title # DM34170 mobile home.

AND BEING the same property conveyed unto Stevey L. Reed from Raymond L. Reed, Jr., by Quitclaim Deed dated May 31, 2012 of record in the Office of the Clerk of the County Commission of Summers County, West Virginia in Deed Book 242 at Page 185.

This deed is made subject to all reservations, restrictions, covenants and conditions made and contained in all prior instruments of record in the chain of title.

TO HAVE AND TO HOLD unto the party of the second part, her heirs and assigns forever, in fee simple absolute.

DECLARATION OF CONSIDERATION OR VALUE. Under penalties of fine and imprisonment as provided by law, we hereby declare that the consideration given for the real estate conveyed by the deed to which this certificate is appended is \$50,000.00; that said property is identified on the tax records of Summers County as Map 9, Parcel 00030000; and that the address of the new owner is PO Box 792 Alderson, WV
24910.

WITNESS the following signature:

STEVEY L. REED
STEVEY L. REED

STATE OF

Ohio

COUNTY OF

Clark

, to-wit:

I, Cindy L. Spridgeon, a Notary Public in and for the county and state aforesaid, do hereby certify that **STEVEY L. REED**, whose name is signed to the foregoing deed has this day personally acknowledged the same before me in my county and state aforesaid.

Given under my hand on this the 7th day of October, 2014.

My commission expires

Cindy L. Spridgeon

Notary Public, State of Ohio

My Commission Expires October 13, 2018

Cindy L. Spridgeon
NOTARY PUBLIC

THIS DEED PREPARED WITHOUT THE
BENEFITH OF A TITLE EXAMINATION BY:
ZIEGLER & ZIEGLER, L.C.

Attorneys at Law

110 James Street, Hinton, WV 25951

KS/C:\ZandZ-Docs\Shared Docs\2014 DOCS - SERVER\2014 B File\BURKE, Wilda\BURKE, Wilda.deed.doc

ZIEGLER & ZIEGLER, L.C.
ATTORNEYS AT LAW
110 JAMES STREET
HINTON, WV 25951