

JACOB NELSON
1030 CONNOR BOWERS ROAD
HEDGESVILLE WV 25427-7519

Berkeley County
John W Small Jr, Clerk
Instrument 201900024418
08/19/2019 @ 11:24:37 AM
DEED
Book 1259 @ Page 534
Pages Recorded 2
Recording Cost \$ 46.00
Transfer Tax \$ 550.00
Farm Land Tax \$ 220.00

24418
THIS DEED, made and entered into this 15 day of August, 2019, by and between

DANNY R. WARREN and CONNIE S. WARREN, parties of the first part, hereinafter referred to as Grantors, and JACOB NELSON, party of the second part, hereinafter referred to as Grantee.

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 Grantee, 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 Hedgesville District, Berkeley County, West Virginia, and more particularly described as follows:

"All that certain lot, piece or parcel of land situate in the Hedgesville Town District, Berkeley County, West Virginia, and known and designated on the Berkeley County Tax Map HT 1 Parcel 66 (formerly 2 Par 5), located on Main Street and being 35 x 130 feet." Known for postal purposes as 108 W. Main St., Hedgesville, WV.

AND BEING the same real estate conveyed to Danny R. Warren and Connie S. Warren by deed dated July 8, 1998, from Grand Lodge of the Independent Order of Odd Fellows of West Virginia, and recorded in the Office of the Clerk of the County Commission of Berkeley County, West Virginia, in Deed Book 602, at page 264.

This conveyance is made subject to and together with any other covenants, conditions, agreements, easements, rights, rights-of-way and/or restrictions of record and in existence, including, but not limited to, those of record in the aforesaid Clerk's Office in Deed Book 397, at page 394.

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 \$100,000.00.

J.R.W.

J.W.
C.S.W.

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.

Danny R. Warren
Danny R. Warren

Connie S. Warren
Connie S. Warren

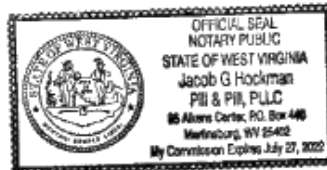
STATE OF WEST VIRGINIA
COUNTY OF BERKELEY, to-wit:

The foregoing instrument was acknowledged before me this 15 day of August, 2019, by Danny R. Warren and Connie S. Warren, Grantors named herein.

Jacob G. Hockman
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:

Jacob Nelson
1030 Conner Bowers Rd.
Hedgesville, WV 25427

kl/79239 Nelson Deed

J. R. R.