

WILLIAM & CARLA SHROUT
120 BIRCH LANE
BEDFORD PA 15522-4836

MINERAL COUNTY
Lauren Ellifritz, Clerk
Instrument 187289
09/17/2021 @ 01:01:31 PM
DEED
Book 396 @ Page 156
Pages Recorded 2
Recording Cost \$ 27.00

THIS DEED, made this 8th day of September, 2021, by and between **JOSEPH G. LEEDY, JR.**,
party of the first part, hereinafter called the GRANTOR(S),

and

WILLIAM B. SHROUT, JR. AND CARLA J. SHROUT, whose mailing address 120 Birch Lane,
Bedford, PA 15522, parties of the second part, hereinafter called the GRANTEE(S).

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in
hand paid, and for other good and valuable consideration, the receipt of which is hereby
acknowledged, the said Grantor, does hereby grant, bargain, sell and convey, with covenants of
general warranty, unto the said WILLIAM B. SHROUT, JR. AND CARLA J. SHROUT, as Joint Tenants
with the Right of Survivorship, not as Tenants in Common, all that lot or parcel of real estate lying,
being and situate in Ridgeley Municipal District, Mineral County, West Virginia, and being more
particularly described as follows, to-wit:

BEGINNING for the same at a point on the south side of the County Road at the
northeast corner of the lot of which Bernard O'Donnell now resides and about 122
feet in a northeasterly direct from the northeast corner of Lot number One of the
lots laid out by Bernard O'Donnell and running thence South 36 degrees 48
minutes East 100 feet then parallel with the County Road, North 66 degrees 30

BEGINNING for the same at a point on the south side of the County Road at the northeast corner of the lot of which Bernard O'Donnell now resides and about 122 feet in a northeasterly direct from the northeast corner of Lot number One of the lots laid out by Bernard O'Donnell and running thence South 36 degrees 48 minutes East 100 feet then parallel with the County Road, North 66 degrees 30 minutes East 40 feet; thence, North 38 degrees 48 minutes West 100 feet to said County Road, and then with said County Road, South 66 degrees 30 minutes West 40 feet to the BEGINNING.

The above described real estate is a portion of the same as was conveyed by William Russell Bennett, III to JOSEPH G. LEEDY, JR. by deed dated August 2, 2007 and recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 332, Page 816.

The above described real estate is subject to all easements of record in the chain of title. Reference is hereby made to all instruments in the chain of title for any and all pertinent purposes.

The Grantor(s) hereby declares under penalties of law that the Grantor(s) is are exempt from nonresident withholding in regard to transfers because the undersigned Grantor(s) is are resident(s) of the State of West Virginia as defined by West Virginia Code §11-21-71b and the rules and regulations related thereto.

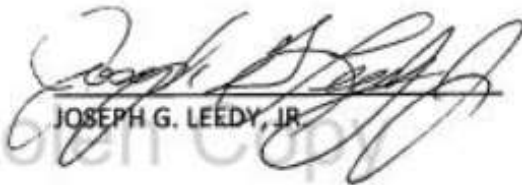
The Grantor hereby declares that the transfer involved in this document is not subject to the State Excise Tax upon the privilege of transferring real estate because this conveyance is a transfer from parent to child and spouse, without consideration as defined by West Virginia Code §11-22-1.

DECLARATION OF CONSIDERATION OR VALUE

The Grantor hereby declares that the total consideration paid for the property conveyed hereby is zero.

TO HAVE AND TO HOLD the above described real estate, together with any and all improvements thereon, and the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said WILLIAM B. SHROUT, JR. AND CARLA J. SHROUT, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, his/her/their heirs and assigns, in fee simple, forever.

WITNESS the following signatures and seals:


JOSEPH G. LEEDY, JR.

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

The foregoing instrument was acknowledged before me this 16th day of September