

Book 281 @ Page 447
Pages Recorded 2
Recording Cost \$ 52.00
Transfer Tax \$ 49.50
Farm Land Tax \$ 19.80

THIS DEED, made and entered into on this the 9th day of December, 2022, by and between *KENNETH W. SIMMONS and KENNETH W. SIMMONS, II*, parties of the first part, grantors, and *LOUIS J. WINES and CHARLES C. WINES*, parties of the second part, grantees,

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

THAT for and in consideration of *NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00)*, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part, grantors, do hereby grant, bargain, sell and convey with covenants of *GENERAL WARRANTY* of title, unto the parties of the second part, grantees, as joint tenants and not as tenants in common, and upon the death of either of the parties of the second part, then the whole of the premises hereby conveyed unto the survivor of them. all of those certain lots, tracts or parcels of land, together with all improvements thereto and easements and appurtenances thereto, situate in *Talcott District, Summers County, West Virginia*, and being more particularly described as follows:

TRACT 1:

BEING a part of Lot "Q" of the Mount Pisgah Subdivision, described as follows:

BEGINNING at Moye's line 117 feet along State Highway to corner of Dillon; thence E. with Dillon line 400 feet to a corner; thence at right angles 70 feet of Moye's line and with Moye line 400 feet to the place of *BEGINNING*.

TRACT 2:

BEING the certain lot, piece or parcel of land situate near Mount Pisgah in Talcott District, Summers County, West Virginia, designated on the map and plan of Mount Pisgah Subdivision as Lot "Q" which map and plan is of record in the Office of the Clerk of the County Commission of Summers County, West Virginia, in Deed Book 71, page 360m being that part of said lot which joins Lot "P" of the Subdivision, running along the highway 75 feet, running back 422 feet on the said joining Lot "P" and 400 feet on the other side, being 70 feet wide on the rear of said lot:

AND BEING the same property conveyed unto Kenneth W. Simmons and Kenneth W. Simmons, II, from Phyllis Darlene Milam, by deed dated January 28, 2021, and of record in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book 273 at page 29.

LOUIS J. WINES
CHARLES C. WINES
107 LYALL HILL DR
ALDERSON WV 24910-7039

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:

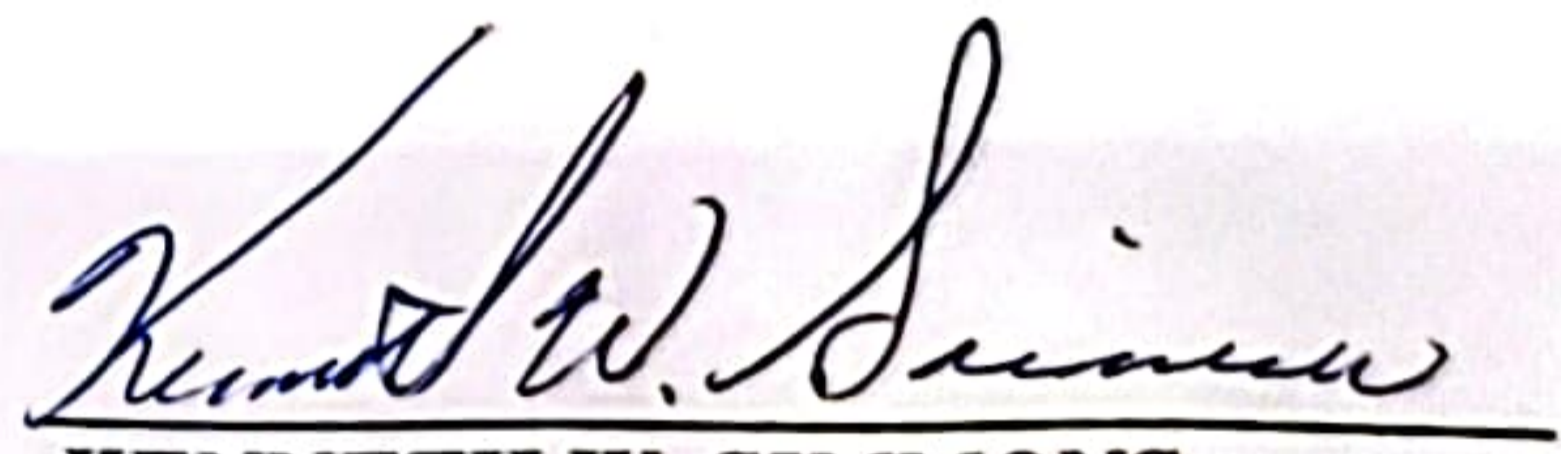
1. The new owners of the real estate are Louis J. Wines and Charles C. Wines and their address is 107 Lyall Hill Drive, Alderson, West Virginia 24910.
2. The real estate conveyed by this document is taxed as Tax Map 20, Parcel 0089.

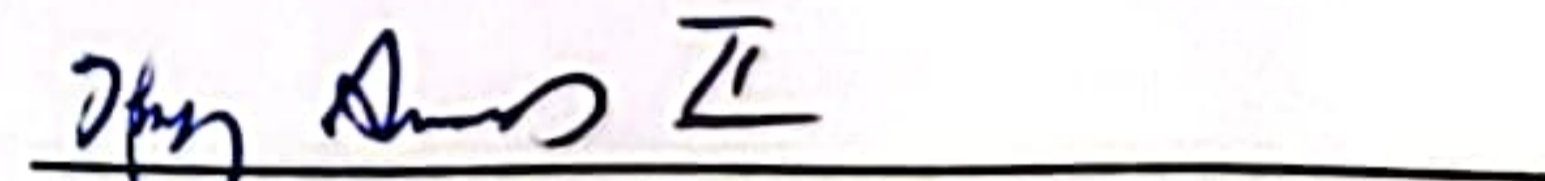
TO HAVE AND TO HOLD, unto the parties of the second part, with right of survivorship, their heirs, successors and assigns forever, in fee simple absolute.

UNDER penalties of perjury as provided by law, the Grantors do hereby declare that they are West Virginia residents and therefore the change of ownership affected by this deed is exempt from the requirements of West Virginia Code § 11-21-71B.

DECLARATION OF CONSIDERATION: Under penalty of fine and imprisonment as provided by law, the undersigned hereby declare that the consideration given for the real estate herein conveyed is **NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00)**.

WITNESS the following signatures and seals:


KENNETH W. SIMMONS

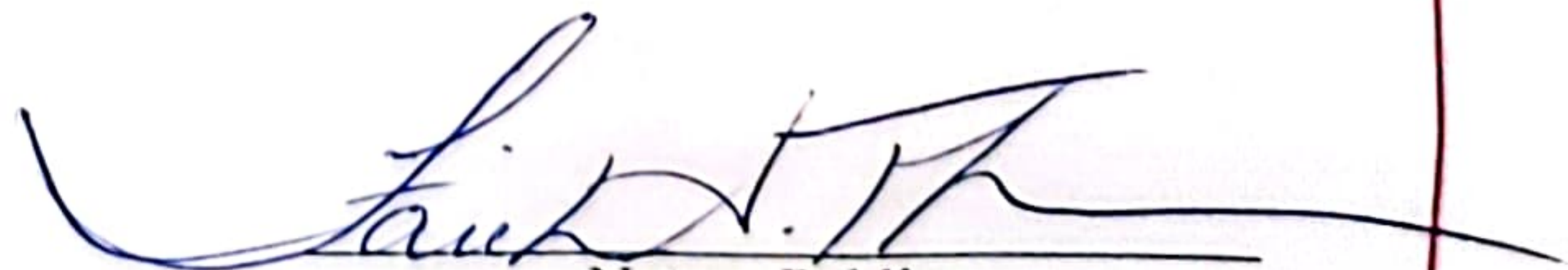

KENNETH W. SIMMONS, II

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

The foregoing instrument was acknowledged before me on this the 9th day of December, 2022, by **KENNETH W. SIMMONS and KENNETH W. SIMMONS, II**.

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.

Wines.Louis.Deed

KENNETH W. SIMMONS
and
KENNETH W. SIMMONS, II

TO

LOUIS J. WINES
and
CHARLES C. WINES

D E E D

Prepared by:

AMY L. MANN
Attorney at Law
PO Box 1416
Hinton, WV 25951