

VOL 323 PG 148

Deed

This Deed, made this 9th day of September, 2024, by and between **CARL E. CHITTUM, SR. and VIOLET E. CHITTUM**, parties of the first part, **GRANTORS**; and, **RICHARD CREASER, JR. and SHELLY ADELL CREASER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, parties of the second part, **GRANTEES**.

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the parties of the first part do hereby **GRANT, BARGAIN, SELL and CONVEY**, unto the parties of the second part, with **COVENANTS OF GENERAL WARRANTY OF TITLE**, all right, title and interest, in and to all of the following described real estate, together with the buildings and improvements located thereon, and the rights-of-way, easements and appurtenances thereunto belonging, situate, lying and being in **SWEET SPRINGS DISTRICT, COUNTY OF MONROE, STATE OF WEST VIRGINIA**, and being more particularly bounded and described as follows:

Those two (2) certain lots or parcels of real estate, together with the easements, improvements and appurtenances thereunto belonging, designated as Lots No. Twenty (20) and Eighty (80), of the Cove Lake Vacation Lots, near Moncove Lake and Gap Mills, as shown upon a plat of same recorded in the Office of the Clerk of the County Commission of Monroe County, West Virginia, in Survey Record Book No. 5 at page 165, situate in Sweet Springs District, Monroe County, West Virginia.

The aforesaid Lots are subject to the following:

1. That no buildings, outbuildings, sewage disposal system or any other facility of any nature shall be constructed on or maintained on the property conveyed hereby which is in violation of the statutes of the State of West Virginia regarding health, or in violation of the rules and regulations of the West Virginia Health Department that are now in existence or that may be made from time to time.
2. It is expressly understood and agreed that the foregoing condition and restriction shall be and it is hereby made a covenant running with the title to the real estate composing said Subdivision, and that it shall be held to be for the benefit of the owners of all the lots in said Subdivision and each of the said owners shall comply therewith and be bound thereby and such owners shall have the right, singly or collectively, to require and enforce the compliance herewith.
3. There is reserved the right to grant easements for public utilities over and across the property conveyed hereby.

THERE IS FURTHER CONVEYED, a 1972 trailer ID # 046Fk22566.

The aforesaid real estate is the same as that conveyed to Carl E. Chittum, Sr. and Violet E. Chittum, from Kelly L. Vadiz, by that certain Deed dated May 16, 2022, and recorded May 18, 2022, in the Office of the Clerk of the County Commission of Monroe County, West Virginia, in Deed Book 311, at Page 444, as Instrument No. 176158.

THIS CONVEYANCE IS MADE SUBJECT TO any and all exceptions, reservations, restrictions, limitations, out-conveyances, rights-of-way, easements, covenants and conditions as may be set forth and contained in any prior Deeds or other instruments in Grantors' chain of title to said real estate, reference to which is hereby made for all such matters pertaining to the real estate hereby conveyed and for a more particular description of the property.

TO HAVE AND TO HOLD, unto the parties of the second part, as aforesaid, and their heirs, successors and/or assigns, forever.

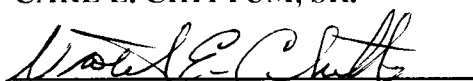
DECLARATION OF RESIDENCY

Under the penalties of perjury as provided by law, the undersigned Grantors hereby declare they reside in the State of West Virginia, and therefore this transfer is not subject to Non-Resident Withholding Tax pursuant to W.Va. Code § 11-21-71b.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned Grantors attest that the total consideration paid for the property conveyed by the document to which this declaration is attached is **\$44,000.00**.

WITNESS the following signatures and seals:


CARL E. CHITTUM, SR.

VIOLET E. CHITTUM

STATE OF West Virginia

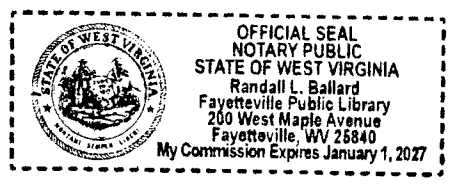
COUNTY OF Fayette, to-wit:

The foregoing instrument was acknowledged before me this 10th day of September, 2024, by CARL E. CHITTUM, SR. AND VIOLET E. CHITTUM.

(NOTARY SEAL)

Randall L Ballard
NOTARY PUBLIC

My Commission Expires: January 01, 2027



This instrument was prepared by Jeffry A. Pritt (WVSB # 5573), Pritt Law Firm, PLLC, PO Box 708, Union, WV 24983, (304) 772-4700.

STC 12:39

STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95) Revised 4/10

County: Monroe Taxing District: Sweet Springs District

Tax Map No.(s): 13A Parcel(s): 0020.0000, 0021.0000

Tax Map No.(s): _____ Parcel(s): _____

Mineral ID #: Tax Acct # 00011031 & 00011032

Mineral ID #: _____

Grantor's Name: Carl E. Chittum, Sr. and Violet E. Chittum Phone No. ((304) 575-8126

Grantee's Name: Richard Creaser, Jr. and Shelly Adell Creaser Phone No. ((503) 367-3110

Mailing Address of New Owner: 814 1/2 Summers St C/O Don or Cathy Gray, PO Box 162, Hinton, WV 25951

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 311 Page No.: 444

Grantor's Source of Title: _____

(If not by "Previous Deed" referenced above.)

(a) Real Estate: (b) Other Valuable Goods/Services: (If Applicable)

Consideration/Value: \$ 44,000.00 \$ _____

Lot Size or Acreage Involved: LOT 20 SEC 1 COVE LAKE VAC LOTS 100X215X100X214.4 & LOT 80 SEC 1

Estate(s) Transferred: fee simple

(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? Yes / No (Circle One)
- (2) Does this transaction involve more than one parcel? Yes / No (Circle One)
- (3) Was this sale between related individuals or related corporations? Yes / No (Circle One)
- (4) Was this a liquidation, foreclosure or other "Forced" sale? Yes / No (Circle One)
- (5) Is this transaction pursuant to a land contract or owner financing? Yes / No (Circle One)
- (6) Does this transaction include personal property? Yes / No (Circle One)
- (7) Does this transaction include minerals and/or timber? Yes / No (Circle One)
- (8) Any other financing arrangements materially affecting consideration? Yes / No (Circle One)

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:

Explanation: Two parcels

Printed Name Jeffrey A. Pritt Signature _____ Phone Number 304.772-4700

Filed By (check one): ☐ Buyer ☐ Seller ☒ Agent/Attorney ☐ Other

LIENHOLDER INFORMATION (OPTIONAL) ☐ Check if change of name or address

Name: Cash Transaction

Address for Notice: _____

INTEREST IN PROPERTY

☐ Surface Owner's Rights Deed Book: _____ Page No.: _____

☐ Fiduciary Interest Relationship to Owner: _____

☐ Lienholder Trust Deed Book No.: _____ Page No.: _____

☐ Other _____

To Be Completed By County Clerk:	Sheriff's Use Only
Stamp Fee Paid: \$ <u>242.00</u> \$ <u>52.00</u>	Date Received: _____
Date Recorded: <u>09/12/2024</u>	Effective Dates of Lien: _____
New Deed Book No.: <u>323</u>	Date Entered: _____
New Deed Book Page No.: <u>148</u>	Entered By: _____
New Deed Book Page No.: <u>09/09/2024</u>	Tax Ticket No.: _____
Date of Transaction: _____	

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released: _____

Signature of Lienholder: _____

COPIES: WHITE - ASSESSOR CANARY - SHERIFF PINK - TAX COMMISSIONER GOLDENROD - PREPARER