

Ret'd 11/21/11 Grants
Bruce Clark

Mary E. Merritt
SUMMERS County 11:33:55 AM
Instrument No 159930
Date Recorded 11/14/2011
Document Type DEED
Pages Recorded 3
Book-Page 240-441
Recording Fee \$11.00
Transfer Tax \$158.40
HB4331 Tax \$79.20
Additional \$25.00

441

DEED

THIS DEED, made this 8th day of November, 2011, by and between
STEPHANIE E. JUAREZ, party of the first part, and **BRUCE E. CLARK**, party of the
second part.

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand
paid and other valuable consideration not herein mentioned, the receipt of which is
hereby acknowledged the said party of the first part, does hereby grant, bargain, sell and
convey unto the said party of the second part, with covenants of **GENERAL**
WARRANTY of TITLE, the following parcel of land, together with improvements
thereon, the easements thereto, and the appurtenances thereon or belonging thereto,
situate in Green Sulphur District of Summers County, West Virginia, more particularly
bounded and described as follows:

BEGINNING at the bridge on Route No. 20, that crosses
Lick Creek, near Simmons' Store; thence running with the
southern right of way of said Route No. 20 about 945 feet to what
is known as the Fred Huddleston lot; thence running with the same
about 100 feet to the northeastern right of way line of the C & O
Railway Company; then with said right of way line about 845 feet
to Lick Creek, at the Railroad Bridge; Thence with Lick Creek
about 100 feet to the BEGINNING, containing 1.5 acres, more or
less, this being all of Lot No. 9, and a few feet in addition thereto,
necessary to make Lot No. 9 join the Huddleston property.

There is excepted and reserved from the above described
property that certain parcel containing 1,000 square feet including
a right-of-way to the property described above by Deed dated
August 16, 1967, unto America Accessories, Inc., recorded in the
aforesaid Clerk's Office in Deed Book 102, at page 387,
referenced to which Deed is hereby made for all pertinent
purposes.

And being the same property conveyed to Stephanie E. Juarez, party of the first
part, from James L. Price and Diania L. Price, his wife, by Deed dated September 21st,
2010, and of record in Deed Book 236, at page 527, in the Office of Clerk of the
Summers County Commission.

In consideration of this conveyance, the party of the second part, covenants and
agrees that he will assume the indebtedness due and owing James L. Price and Diania L.
Price, as evidenced by that certain Deed of Trust dated September 21st, 2010 of record in

Trust Deed Book 253, at page 468 in the principle amount of \$24,000.00 due and payable in full no later than September 21st, 2016.

TO HAVE AND TO HOLD unto the said party of the second part in fee simple.

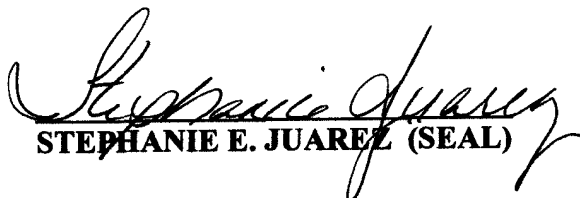
This conveyance is also made subject to all exceptions, reservations, conditions, agreements, and provisions contained in all prior deeds in the chain of title to the real estate herein conveyed, except any and all pertaining to race, color or creed.

This real estate is carried on the land books for said district and county as tax map 20, parcel 0107.

The address of the new owner is: HC 74, Box 5, Sandstone, West Virginia 25985.

DECLARATION OF CONSIDERATION OR VALUE: Under penalty of fine and imprisonment as provided by law, the undersigned declare that the value of the real estate conveyed by this deed is \$36,000.00.

WITNESS our signatures and seals:


STEPHANIE E. JUAREZ (SEAL)

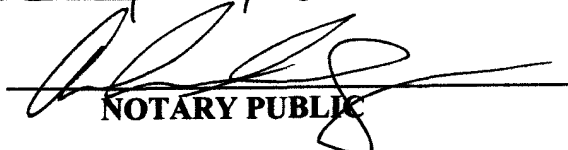

BRUCE E. CLARK (SEAL)

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

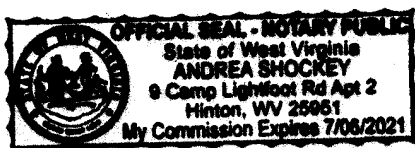
I, Andrea Shockey a Notary Public within the aforesaid County and State, does hereby certify that STEPHANIE E. JUAREZ, appeared before the undersigned this 8th day of November, 2011 and personally acknowledged this conveyance to be a voluntary act and deed.

Given under my hand and seal this 8th day of November, 2011.

My Commission Expires: July 6, 2021


NOTARY PUBLIC

SEAL:



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

I, Andrea Shockey, a Notary Public within the aforesaid County and State, does hereby certify that BRUCE E. CLARK, appeared before the undersigned this 8th day of November, 2011 and personally acknowledged this conveyance to be a voluntary act and deed.

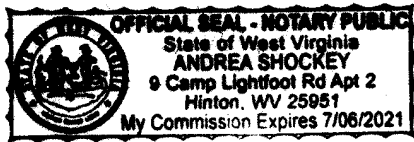
Given under my hand and seal this 8th day of November, 2011.

My Commission Expires:

July 6, 2021

[Signature]
NOTARY PUBLIC

SEAL:



Prepared by, Without Benefit of Title Examination:
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