

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

317 MARKET STREET  
PARKERSBURG, WV 26101

IN RE: MINUTES OF MEETING HELD  
THURSDAY, MARCH 18, 2021

PRESENT: DAVID BLAIR COUCH, PRESIDENT  
ROBERT K. TEBAY, COMMISSIONER  
JAMES E. COLOMBO, COMMISSIONER

At 9:30 A.M., the County Commission of Wood County met in regular session. They signed purchase orders, invoices and other correspondence.

The County Commission, upon a motion made by David Blair Couch, seconded by James E. Colombo and made unanimous by Robert K. Tebay, approved minutes of March 4 and 8, 2021.

**AGENDA AND DISCUSSION ITEMS**

At 9:30 A.M., the County Commission talked with Vienna Mayor, Randy Rapp about Ann's Drive.

At 9:32 A.M., the County Commission held a hearing in regard to the estate of Harold Young. John Ellem, Attorney, representing the Administrator was present as well as Steve Hardman, Attorney with Bowles Rice and Jason lee from Williamstown Bank. Mrs. Carol Young stated she was not aware of the debt until after his death and was asking that claims be disallowed. After discussion, the County Commission Ordered this hearing to be continued generally and hope that they all can work it out. (Probate Order)

At 9:45 A.M., the County Commission discussed the estate of Lynda Conaway Kirk. Per the County Clerk, this hearing is to be continued generally. (Probate Order)

At 9:46 A.M., Sue Anne Pennington took her oath as a Deputy County Clerk.

Dalton Campbell took his oath as a Day Report Worker.

At 10:00 A.M., Mark Rhodes, County Clerk, spoke to the County Commission in regard to the estate of Geraldine Paul. This estate will be send to a Fiduciary Commissioner. (Probate Order)

At 10:34 A.M., the County Commission held a hearing in regard to the estate of Vertha I. Wiblin. The Co-Executors did not show. Kristy Williams from Leavitt Funeral Home was present to discuss a claim they have against the estate. After discussion, the County Commission, upon a motion made by Robert K. Tebay, seconded by James E. Colombo and made unanimous by David Blair Couch, disallowed the claims in the estate. (Probate Order)

At 10:42 A.M., the County Commission met with John Isner and Ryan Osbourne from the Mid-Ohio Valley Regional Council to discuss appraisals for the FEMA Project and also submitted a Drawdown in the amount of \$3,240.00. The County Commission, upon a motion made by James E. Colombo, seconded by Robert K. Tebay and made unanimous by David Blair Couch, authorized the Drawdown. (Order A/2359)

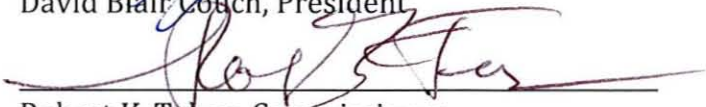
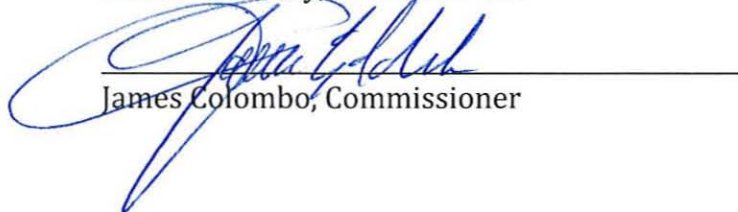
Having no scheduled appointments or business to attend to, the County Commission adjourned at 10:52 A.M.

#### **ORDERS APPROVED AND ATTACHED TO THESE MINUTES**

A/2359 and Probate Orders

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY

  
\_\_\_\_\_  
David Blair Couch, President  
\_\_\_\_\_  
Robert K. Tebay, Commissioner  
\_\_\_\_\_  
James Colombo, Commissioner

Wood County Commission Meeting  
Held March 18, 2021

Please Print

1.	Steve Hardman	Bowles Rice
2.	Jason Lee	Williamstown Bank
3.	Jim Mincek	WCHC (Archives/Battery I)
4.	Kerry Williams	Leahitt Sexual Abuse.
5.	John Isner	MOVRC
6.	Ryan Osborne	MOVRC
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



Wood County Commission  
Agenda

03/18/2021

9:30 A.M.

317 Market Street  
Parkersburg, WV 26101

9:30 A.M.	Estate of Harold Young – requesting that claims be disallowed	Attorney John Ellem
9:45 A.M.	Estate of Lynda Conaway Kirk – Petition for Amanda Lynch, Administratrix, to file final appraisement and final settlement or be removed	Jerad Kirk, beneficiary, by counsel Bowles Rice
10:00 A.M.	Estate of Geraldine Pahl – requesting that Cheryl Pahl Vincent, Executrix, pay funeral bills	Scott Heckert, beneficiary
10:30 A.M.	Estate of Bertha I. Wiblin – requesting that claims be disallowed	Kristie Johnson and Donald Johnson, Co-Executors
10:45 A.M.	Discuss current and present appraisals for the FEMA project	Ryan Osbourne and John Isner, MOV Regional Council
	Possible work on budget	
	Administrator's Report	
	County Commission Reports	

---

**Discussion, Review and Approval of expenditures and disbursements identified on Exhibit 1, hereto attached**

---

**Correspondence for this meeting will be available for public review during regular office hours in Room 205 of the Wood County Courthouse two (2) days prior to the meeting**

---

**Exhibit 1**

Discussion, Review and Approval of the following items may be included during this meeting and are available for public inspection in the Office of the County Administrator two days prior to this meeting.

Budget revisions

Purchase orders and requisitions

Revisions, reimbursement requests, resolutions and correspondence for grants

Grant disbursements to other entities

Invoices for expenditures to be paid

Reimbursements for travel expenses

Bid specifications and procedures for bids previously authorized by the Commission

Monthly Hotel Occupancy Tax Collection disbursements

Disbursements for previously approved Innovative Programming Grants

Tax refunds, exonerations, improprieties and consolidations

Probate items, including settlements, petitions and Fiduciary Commissioner reports

General Fund disbursements to entities

Funding requests from local organizations by written form

Payroll modification as submitted by elected officials



MARCH 18, 2021

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION AUTHORIZED THE MID-OHIO  
VALLEY REGIONAL COUNCIL TO SUBMIT A DRAWDOWN  
FOR THE HAPPY VALLEY FLOOD MITIGATION GRANT, IN  
THE AMOUNT OF \$3,240.00.

**ORDER**

On this date, the County Commission of Wood County, upon a motion made by James E. Colombo, seconded by Robert K. Tebay and made unanimous by David Blair Couch, did hereby AUTHORIZE the Mid-Ohio Valley Regional Council to submit a Drawdown for the Happy Valley Flood Mitigation Grant Program, in the amount of three thousand two hundred forty dollars and zero cents (\$3,240.00).

A copy of said Drawdown is attached to this Order and should be made a part thereof.

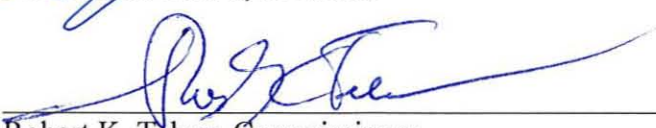
Documentation regarding The Happy Valley Flood Mitigation Project is on file in the Office of the County Administrator.

APPROVED:

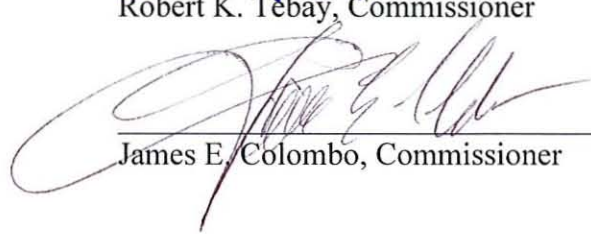
THE COUNTY COMMISSION OF WOOD COUNTY



\_\_\_\_\_  
David Blair Couch, President



\_\_\_\_\_  
Robert K. Tebay, Commissioner



\_\_\_\_\_  
James E. Colombo, Commissioner

A/2359

## WOOD COUNTY COMMISSION

#1 Court Square, Suite 205

Parkersburg, WV 26101

Phone: (304) 424-1976

---

COPY

Dale Hatfield  
Mitigation Project Officer  
WV Emergency Management Division  
2403 Fairlawn Avenue  
Dunbar, WV 25064

Dear Mr. Hatfield,

The Wood County Commission requests a total reimbursement of \$3,240.00 for the acquisition of properties on Happy Valley Road/Seven Acres Road.

This request for reimbursement is under the following FEMA grant: HMGP-DR-03WV-4273-91

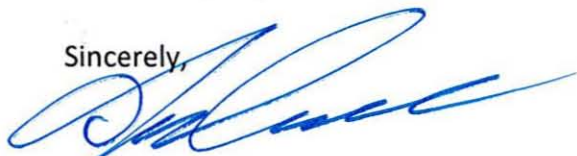
for the following services:

Fee for Appraisal Services = \$3,240.00

**Total = \$3,240.00**

Should you have any questions please contact John Isner with the Mid-Ohio Valley Regional Council at (304) 422-4993 ext. 1050.

Sincerely,



David Blair Couch  
President  
Wood County Commission





# Invoice

For Appraisal Services Rendered

## **Eight Individually Owned Properties**

Happy Valley Road/Seven Acres Road  
Parkersburg, WV 26104

### **Prepared For:**

Wood County Commission  
%John Isner, JD Project Coordinator  
Mid-Ohio Valley Regional Council  
709 Market Street  
Parkersburg, WV 26101

PAS File #200530001

Invoice Date: 11/3/2020

Fee for Appraisal Services: **\$3,240**

**Balance Remaining: \$3,240**

Thank You Very Much!

Please remit payment to:  
Precision Appraisal Service  
P.O. Box 1414, Parkersburg, WV 26102

Federal Tax ID # 81-0934432

Payment is due within 30 days of invoice date.

Mark Rhodes  
WOOD County 11-23-20  
Instrument No 882  
Date Recorded 03/1  
Document Type 001  
Pages Recorded 3  
Book-Page 75-1

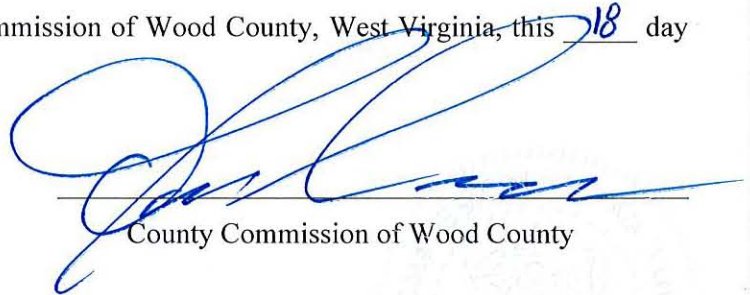
STATE OF WEST VIRGINIA  
COUNTY OF WOOD }

TO -WIT:

I, Sue Anne Pennington do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of West Virginia, and that I will faithfully and impartially discharge the duties of the office of Wood County Clerk in and for Wood County, West Virginia, to the best of my skill and judgment, during my continuance in the same; SO HELP ME GOD.

x Sue Anne Pennington

Subscribed and sworn to, before County Commission of Wood County, West Virginia, this 18 day  
of March, 2021.

  
County Commission of Wood County

Mark Rhodes  
WOOD County 11:47:37 AM  
Instrument No 88247166  
Date Recorded 03/18/2021  
Document Type ODO  
Pages Recorded 1  
Book-Page 75-130

STATE OF WEST VIRGINIA  
COUNTY OF WOOD }

TO -WIT:

I, Dalton Campbell, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of West Virginia, and that I will faithfully and impartially discharge the duties of the office of part time support staff for the Ritchie County Day Report Center in and for Wood County, West Virginia, to the best of my skill and judgment, during my continuance in the same; SO HELP ME GOD.

Dalton Campbell

Subscribed and sworn to, before County Commission of Wood County, West Virginia, this 18 day  
of March, 2021.

[Signature]  
County Commission of Wood County

Mark Rhodes  
WOOD County 11:49:09 AM  
Instrument No 88247168  
Date Recorded 03/18/2021  
Document Type OOO  
Pages Recorded 1  
Book-Page 75-150

March 18, 2021

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: CERTIFICATE OF SALE 2020-S-478

**ORDER**

On the 10th day of November 2020, the Sheriff of Wood County issued Certificate of Sale Number 2020-S-478 to Volusia Ventures for property located in Williams District, Map 200 Parcel B10 in the name of Allen and Alisha Sexton for delinquent 2019 taxes. The parcel is a split assessment ticket and was incorrectly tied to the split owned by Shaun E. Nash.

The Commission ORDERS the Sheriff of Wood County return Volusia Ventures the purchase price of \$1,712.88 from the Tax Lien Surplus account.

The Commission ORDERS the Assessor to create a back tax ticket for the Sexton property for the 2019 tax year.

APPROVED:

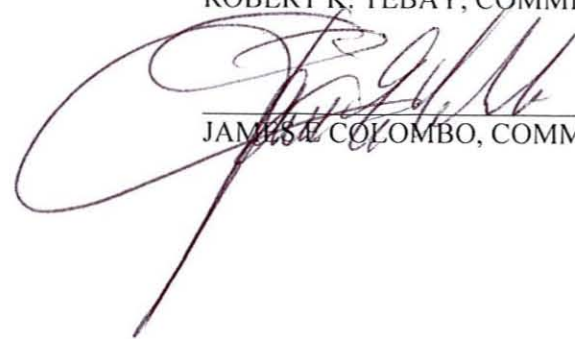
THE COUNTY COMMISSION OF WOOD COUNTY



\_\_\_\_\_  
DAVID BLAIR COUCH, PRESIDENT



\_\_\_\_\_  
ROBERT K. TEBAY, COMMISSIONER



\_\_\_\_\_  
JAMES A. COLOMBO, COMMISSIONER

Wood Tax Receipt  
 District 12-WILLIAMS

Payment Item	1st Half	2nd Half	Property Description
Tax	67.29	67.29	W/PLAT
Discount	0.00	-1.68	TCT 2.543-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>67.29</b>	<b>65.61</b>
- Check	<b>Paid Date</b>	09/16/2019	09/16/2019
	<b>Clerk</b>	AMANDA	AMANDA
	<b>Receipt No</b>	33847	33847
	<b>Total Paid</b>		132.90

Received From G ALLEN SEXTON MCK 1542.59-G ALLEN SEXTON MCK 1542.59

6,420 Land  
 5,280 Building

Rate	Class	Gross Val.	Exemption	Net Val
1.150200	2	11,700	0	11,700
	<b>Total</b>	<b>11,700</b>	<b>0</b>	<b>11,700</b>

Distribution of Taxes

STATE	.58
COUNTY	31.52
SCHOOL CURRENT	44.85
SCHOOL EXCESS	42.42
SCHOOL BONDS	12.29
COUNTY EXCESS	1.24

SEXTON ALLEN  
 SEXTON ALISHA T  
 101 POPPY ST  
 WILLIAMSTOWN WV 26187-8143

Duplicate Receipt Printed On

Book-Page 1211-631

Tuesday, March 9, 2021 8:03 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt  
 District 12-WILLIAMS

Payment Item	1st Half	2nd Half	Property Description
Tax	67.29	67.29	W/PLAT
Discount	0.00	-1.68	TCT 2.543-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>67.29</b>	<b>65.61</b>
- Check	<b>Paid Date</b>	09/16/2019	09/16/2019
	<b>Clerk</b>	AMANDA	AMANDA
	<b>Receipt No</b>	33847	33847
	<b>Total Paid</b>		132.90

Received From G ALLEN SEXTON MCK 1542.59-G ALLEN SEXTON MCK 1542.59

6,420 Land  
 5,280 Building

Rate	Class	Gross Val.	Exemption	Net Val
1.150200	2	11,700	0	11,700
	<b>Total</b>	<b>11,700</b>	<b>0</b>	<b>11,700</b>

Distribution of Taxes

STATE	.58
COUNTY	31.52
SCHOOL CURRENT	44.85
SCHOOL EXCESS	42.42
SCHOOL BONDS	12.29
COUNTY EXCESS	1.24

SEXTON ALLEN  
 SEXTON ALISHA T  
 101 POPPY ST  
 WILLIAMSTOWN WV 26187-8143

Duplicate Receipt Printed On

Book-Page 1211-631

Tuesday, March 9, 2021 8:03 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

**Wood Tax Receipt**  
**District 12-WILLIAMS**

Payment Item	1st Half	2nd Half	Property Description
Tax	1,618.66	1,618.66	W/PLAT
Discount	0.00	-40.47	TCT 8.18-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>1,578.19</b>	
<b>- Check</b>	<b>Paid Date</b>	<b>11/10/2020</b>	
	<b>Clerk</b>	<b>AMANDA</b>	
	<b>Receipt No</b>	<b>44046</b>	
	<b>Total Paid</b>	<b>3,196.85</b>	

Received From VOLUSIA VENTURES LLC 75263.72-VOLUSIA VENTURES LLC 752

119,940 Land  
 25,440 Building

Rate	Class	Gross Val.	Exemption	Net Val
2.226800	3	145,380	0	145,380
	<b>Total</b>	<b>145,380</b>	<b>0</b>	<b>145,380</b>

**Distribution of Taxes**

STATE	14.36
COUNTY	783.27
SCHOOL CURRENT	1,114.05
SCHOOL EXCESS	1,054.32
SCHOOL BONDS	199.84
COUNTY EXCESS	31.01

NASH SHAUN E  
 15 MOUNTAINEER DR  
 WILLIAMSTOWN WV 26187-8141

**Duplicate Receipt Printed On**

Book-Page 1292-525

Tuesday, March 9, 2021 7:59 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

**Wood Tax Receipt**  
**District 12-WILLIAMS**

Payment Item	1st Half	2nd Half	Property Description
Tax	1,618.66	1,618.66	W/PLAT
Discount	0.00	-40.47	TCT 8.18-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>1,578.19</b>	
<b>- Check</b>	<b>Paid Date</b>	<b>11/10/2020</b>	
	<b>Clerk</b>	<b>AMANDA</b>	
	<b>Receipt No</b>	<b>44046</b>	
	<b>Total Paid</b>	<b>3,196.85</b>	

Received From VOLUSIA VENTURES LLC 75263.72-VOLUSIA VENTURES LLC 752

119,940 Land  
 25,440 Building

Rate	Class	Gross Val.	Exemption	Net Val
2.226800	3	145,380	0	145,380
	<b>Total</b>	<b>145,380</b>	<b>0</b>	<b>145,380</b>

**Distribution of Taxes**

STATE	14.36
COUNTY	783.27
SCHOOL CURRENT	1,114.05
SCHOOL EXCESS	1,054.32
SCHOOL BONDS	199.84
COUNTY EXCESS	31.01

NASH SHAUN E  
 15 MOUNTAINEER DR  
 WILLIAMSTOWN WV 26187-8141

**Duplicate Receipt Printed On**

Book-Page 1292-525

Tuesday, March 9, 2021 7:59 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985



# CERTIFICATE OF SALE

Wood County, West Virginia

District: WILLIAMS

Certificate Number: 2020-S-478

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate sold in the county of Wood County on this the 10th day of November, 2020 for the nonpayment of taxes charged thereon for the year 2019.

Tax Type: **Real Estate**

District: 12-WILLIAMS

Tax Year: **2019**

Map: 200

Tax Ticket: **47673A**

Parcel: 0B100000

**Tax Name:**

**Property Description:**

SEXTON ALLEN  
SEXTON ALISHA T  
101 POPPY ST  
WILLIAMSTOWN WV 26187-8143

MAP 200 PARCEL 0B100000  
W/PLAT

**Taxes and additional Cost:**

Tax	49.70
Interest	3.99
May Publication 11A-2-13	20.00
Certified Letters 11A-3-2	10.00
September Publication 11A-3-2	25.00
Sale Publication 11A-3-13	15.00
Certificate of Sale 11A-3-14	10.00
Receipt Fee 59-1-14	1.00

Delinquent Due: **134.69**

**Subsequent Taxes:** Tax Year 2020 Ticket 48343

Tax	1,618.66
Discount	-40.47

Subsequent Due: **1,578.19**

**Total Bid: 1,712.88**

The above tax lien was purchased by **VOLUSIA VENTURES**, known as purchaser, at Wood County on the 10th day of November, 2020 and as such is entitled interest on taxes and interest paid at a rate of 1% per month from the date of sale to the date this property is redeemed.

**Bidder Information: ID 49**  
VOLUSIA VENTURES  
PO BOX 100  
PRINCETON WV 24740-0100

Given under my hand the 10th day of November, 2020.



Steve Stephens, Wood County Sheriff

Wood Tax Receipt		Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS		Real Estate	2-200-0B100000-600	2019	47673	200/0B100000	6002
Payment Item	1st Half	2nd Half	Property Description				
Tax	1,386.68	1,336.98	W/PLAT				
Discount	-34.67	0.00	PT TCT 9.98-A ACCESS RD				
Interest	0.00	60.18					
May Publication 11A-2-13	0.00	20.00					
Certified Letters 11A-3-2	0.00	10.00					
September Publication 11A-3-2	0.00	25.00					
Full Year	Half Total	1,352.01	1,452.16	Exon 6/27 Paid 6/27			
Check	Paid Date	08/13/2019	10/27/2020				
	Clerk	SHERRI	MELISSA				
	Receipt No	11463	41824				
	Total Paid	2,804.17					
Received From SHAUN NASH MOUNTAINEER MOBILE CK 1352.01-CHRISTINE NASH							

Exon 10/27  
Paid 10/27

90,920 Land  
24,570 Building

Rate	Class	Gross Val.	Exemption	Net Val
2.300400	3	120,560	0	120,560
2.300400	3	-2,160	0	-2,160
<b>Total</b>		118,400	0	118,400

#### Distribution of Taxes

STATE	11.95
COUNTY	707.03
SCHOOL CURRENT	927.41
SCHOOL EXCESS	877.66
SCHOOL BONDS	254.31
COUNTY EXCESS	25.81

THE ABOVE MENTIONED TAX TICKET IS DELINQUENT .THE  
TAX TICKET INCLUDES A PARCEL THAT MR. SEXTON  
PURCHASED IN JULY 2018.THE PURPOSE OF THIS EXON  
IS TO CREATE A TAX TICKET FOR THE PORTION THAT MR  
SEXTON PURCHASED.

JARVIS RITA G  
15 MOUNTAINEER DR  
WILLIAMSTOWN WV 26187-8141

#### Duplicate Receipt Printed On

Book-Page 1292-855

Tuesday, March 9, 2021 7:54 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt		Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS		Real Estate	2-200-0B100000-600	2019	47673	200/0B100000	6002
Payment Item	1st Half	2nd Half	Property Description				
Tax	1,386.68	1,336.98	W/PLAT				
Discount	-34.67	0.00	PT TCT 9.98-A ACCESS RD				
Interest	0.00	60.18					
May Publication 11A-2-13	0.00	20.00					
Certified Letters 11A-3-2	0.00	10.00					
September Publication 11A-3-2	0.00	25.00					
Full Year	Half Total	1,352.01	1,452.16				
Check	Paid Date	08/13/2019	10/27/2020				
<div>3877</div>	Clerk	SHERRI	MELISSA				
	Receipt No	11463	41824				
	Total Paid	2,804.17					
Received From SHAUN NASH MOUNTAINEER MOBILE CK 1352.01-CHRISTINE NASH							

90,920 Land  
24,570 Building

Rate	Class	Gross Val.	Exemption	Net Val
2.300400	3	120,560	0	120,560
2.300400	3	-2,160	0	-2,160
<b>Total</b>		118,400	0	118,400

#### Distribution of Taxes

STATE	11.95
COUNTY	707.03
SCHOOL CURRENT	927.41
SCHOOL EXCESS	877.66
SCHOOL BONDS	254.31
COUNTY EXCESS	25.81

THE ABOVE MENTIONED TAX TICKET IS DELINQUENT .THE  
TAX TICKET INCLUDES A PARCEL THAT MR. SEXTON  
PURCHASED IN JULY 2018.THE PURPOSE OF THIS EXON  
IS TO CREATE A TAX TICKET FOR THE PORTION THAT MR  
SEXTON PURCHASED.

JARVIS RITA G  
15 MOUNTAINEER DR  
WILLIAMSTOWN WV 26187-8141

#### Duplicate Receipt Printed On

Book-Page 1292-855

Tuesday, March 9, 2021 7:54 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt  
 District 12-WILLIAMS  
 Type Real Estate  
 Account 12-200-B10A0000  
 Year 2020  
 Ticket 48799  
 Map/Parcel 200/B10A0000  
 Split

Payment Item	1st Half	2nd Half	Property Description
Tax	68.14	68.14	W/PLAT
Discount	-1.70	-1.70	TCT 2.543-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>Half Total</b>	
	66.44	66.44	

- Check  
 Paid Date 09/25/2020 09/25/2020  
 Clerk TRACIE TRACIE  
 Receipt No 36426 36426  
 Total Paid 132.88

Received From ALLEN SEXTON-CK 1210.84 RE-ALLEN SEXTON-CK 1210.84 RE

Rate	Class	Gross Val.	Exemption	Net Val
1.113400	2	12,240	0	12,240
	<b>Total</b>	12,240	0	12,240

6,780 Land  
 5,460 Building

**Distribution of Taxes**

STATE	.59
COUNTY	32.56
SCHOOL CURRENT	46.30
SCHOOL EXCESS	43.83
SCHOOL BONDS	8.31
COUNTY EXCESS	1.29

SEXTON ALLEN  
 SEXTON ALISHA T  
 101 POPPY ST  
 WILLIAMSTOWN WV 26187-8143

**Duplicate Receipt Printed On**

Book-Page 1211-631

Tuesday, March 9, 2021 8:02 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt  
 District 12-WILLIAMS  
 Type Real Estate  
 Account 12-200-B10A0000  
 Year 2020  
 Ticket 48799  
 Map/Parcel 200/B10A0000  
 Split

Payment Item	1st Half	2nd Half	Property Description
Tax	68.14	68.14	W/PLAT
Discount	-1.70	-1.70	TCT 2.543-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>Half Total</b>	
	66.44	66.44	

- Check  
 Paid Date 09/25/2020 09/25/2020  
 Clerk TRACIE TRACIE  
 Receipt No 36426 36426  
 Total Paid 132.88

Received From ALLEN SEXTON-CK 1210.84 RE-ALLEN SEXTON-CK 1210.84 RE

Rate	Class	Gross Val.	Exemption	Net Val
1.113400	2	12,240	0	12,240
	<b>Total</b>	12,240	0	12,240

6,780 Land  
 5,460 Building

**Distribution of Taxes**

STATE	.59
COUNTY	32.56
SCHOOL CURRENT	46.30
SCHOOL EXCESS	43.83
SCHOOL BONDS	8.31
COUNTY EXCESS	1.29

SEXTON ALLEN  
 SEXTON ALISHA T  
 101 POPPY ST  
 WILLIAMSTOWN WV 26187-8143

**Duplicate Receipt Printed On**

Book-Page 1211-631

Tuesday, March 9, 2021 8:02 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt  
 District 12-WILLIAMS

Payment Item	1st Half	2nd Half	Property Description
Tax	204.45	204.45	W/PLAT
Discount	-5.11	-5.11	PT TCT 9.98-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>Half Total</b>	
	199.34	199.34	
<b>Check</b>	<b>Paid Date</b>	<b>Paid Date</b>	
	08/13/2019	08/13/2019	
	<b>Clerk</b>	<b>Clerk</b>	
	SHERRI	SHERRI	
	<b>Receipt No</b>	<b>Receipt No</b>	
	11458	11458	
	<b>Total Paid</b>	<b>Total Paid</b>	
		398.68	

Received From SHAUN NASH MTNR MOBILE CK 398.68-SHAUN NASH MTNR MOBII

25,520 Land  
 30,030 Building  
 20,000 Exemption

Homestead H

Rate	Class	Gross Val.	Exemption	Net Val
1.150200	2	55,550	20,000	35,550
	<b>Total</b>	<b>55,550</b>	<b>20,000</b>	<b>35,550</b>

Distribution of Taxes

STATE	1.74
COUNTY	94.56
SCHOOL CURRENT	134.48
SCHOOL EXCESS	127.28
SCHOOL BONDS	36.88
COUNTY EXCESS	3.74

JARVIS RITA G  
 15 MOUNTAINEER DR  
 WILLIAMSTOWN WV 26187-8141

Duplicate Receipt Printed On

Book-Page A535-555

Tuesday, March 9, 2021 7:54 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt  
 District 12-WILLIAMS

Payment Item	1st Half	2nd Half	Property Description
Tax	204.45	204.45	W/PLAT
Discount	-5.11	-5.11	PT TCT 9.98-A ACCESS RD
<b>Full Year</b>	<b>Half Total</b>	<b>Half Total</b>	
	199.34	199.34	
<b>Check</b>	<b>Paid Date</b>	<b>Paid Date</b>	
	08/13/2019	08/13/2019	
	<b>Clerk</b>	<b>Clerk</b>	
	SHERRI	SHERRI	
	<b>Receipt No</b>	<b>Receipt No</b>	
	11458	11458	
	<b>Total Paid</b>	<b>Total Paid</b>	
		398.68	

Received From SHAUN NASH MTNR MOBILE CK 398.68-SHAUN NASH MTNR MOBII

25,520 Land  
 30,030 Building  
 20,000 Exemption

Homestead H

Rate	Class	Gross Val.	Exemption	Net Val
1.150200	2	55,550	20,000	35,550
	<b>Total</b>	<b>55,550</b>	<b>20,000</b>	<b>35,550</b>

Distribution of Taxes

STATE	1.74
COUNTY	94.56
SCHOOL CURRENT	134.48
SCHOOL EXCESS	127.28
SCHOOL BONDS	36.88
COUNTY EXCESS	3.74

JARVIS RITA G  
 15 MOUNTAINEER DR  
 WILLIAMSTOWN WV 26187-8141

Duplicate Receipt Printed On

Book-Page A535-555

Tuesday, March 9, 2021 7:54 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt		Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS		Real Estate	12-200-0B100000	2019	47673	200/0B100000	
Payment Item	1st Half	2nd Half	Property Description				
Tax	24.85	24.85	W/PLAT				
Interest	2.66	1.33	MAP 200 PARCEL 0B100000				
May Publication 11A-2-13	0.00	20.00					
Certified Letters 11A-3-2	0.00	10.00					
September Publication 11A-3-2	0.00	25.00					
Sale Publication 11A-3-13	0.00	15.00					
Certificate of Sale 11A-3-14	0.00	10.00					
Receipt Fee 59-1-14	0.00	1.00					
<b>Full Year</b>	<b>Half Total</b>	<b>27.51</b>	<b>107.18</b>				
Check	<b>Paid Date</b>	11/10/2020	11/10/2020				
	<b>Clerk</b>	AMANDA	AMANDA				
	<b>Receipt No</b>	44046	44046				
	<b>Total Paid</b>		134.69				
Received From VOLUSIA VENTURES LLC 75263.72-VOLUSIA VENTURES LLC 752							

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
2.300400	3	2,160	0	2,160	STATE	.24
	Total	2,160	0	2,160	COUNTY	93.74
					SCHOOL CURRENT	18.09
					SCHOOL EXCESS	17.14
					SCHOOL BONDS	4.97
					COUNTY EXCESS	.51

SEXTON ALLEN  
SEXTON ALISHA T  
101 POPPY ST  
WILLIAMSTOWN WV 26187-8143

Book-Page 1282-32

Duplicate Receipt Printed On  
Tuesday, March 9, 2021 7:59 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt		Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS		Real Estate	12-200-0B100000	2019	47673	200/0B100000	
Payment Item	1st Half	2nd Half	Property Description				
Tax	24.85	24.85	W/PLAT				
Interest	2.66	1.33	MAP 200 PARCEL 0B100000				
May Publication 11A-2-13	0.00	20.00					
Certified Letters 11A-3-2	0.00	10.00					
September Publication 11A-3-2	0.00	25.00					
Sale Publication 11A-3-13	0.00	15.00					
Certificate of Sale 11A-3-14	0.00	10.00					
Receipt Fee 59-1-14	0.00	1.00					
<b>Full Year</b>	<b>Half Total</b>	<b>27.51</b>	<b>107.18</b>				
Check	<b>Paid Date</b>	11/10/2020	11/10/2020				
	<b>Clerk</b>	AMANDA	AMANDA				
	<b>Receipt No</b>	44046	44046				
	<b>Total Paid</b>		134.69				
Received From VOLUSIA VENTURES LLC 75263.72-VOLUSIA VENTURES LLC 752							

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
2.300400	3	2,160	0	2,160	STATE	.24
	Total	2,160	0	2,160	COUNTY	93.74
					SCHOOL CURRENT	18.09
					SCHOOL EXCESS	17.14
					SCHOOL BONDS	4.97
					COUNTY EXCESS	.51

SEXTON ALLEN  
SEXTON ALISHA T  
101 POPPY ST  
WILLIAMSTOWN WV 26187-8143

Book-Page 1282-32

Duplicate Receipt Printed On  
Tuesday, March 9, 2021 7:59 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt	Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS	Real Estate	12-200-B10F0000	2020	48800	200/B10F0000	
Payment Item	1st Half	2nd Half	Property Description			
Tax	12.03	12.03	LESS OGMS W/PLAT			
Discount	0.00	-0.30	TCT .814-A MOUNTAINEER DR			
Interest	0.27	0.00				
Full Year	Half Total	12.30	11.73			
Credit	Paid Date	12/18/2020	12/18/2020			
	Clerk	AABLES	AABLES			
	Receipt No	47437	47437			
	Total Paid		24.03			
Received From GENE SEXTON CC 24.03-GENE SEXTON CC 24.03						

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
1.113400	2	2,160	0	2,160	2,160 Land	
	Total	2,160	0	2,160	STATE	.11
					COUNTY	5.90
					SCHOOL CURRENT	8.36
					SCHOOL EXCESS	7.93
					SCHOOL BONDS	1.50
					COUNTY EXCESS	.23

SEXTON ALLEN  
SEXTON ALISHA T  
101 POPPY ST  
WILLIAMSTOWN WV 26187-8143

Duplicate Receipt Printed On

Book-Page 1282-32

Tuesday, March 9, 2021 8:02 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

Wood Tax Receipt	Type	Account	Year	Ticket	Map/Parcel	Split
District 12-WILLIAMS	Real Estate	12-200-B10F0000	2020	48800	200/B10F0000	
Payment Item	1st Half	2nd Half	Property Description			
Tax	12.03	12.03	LESS OGMS W/PLAT			
Discount	0.00	-0.30	TCT .814-A MOUNTAINEER DR			
Interest	0.27	0.00				
Full Year	Half Total	12.30	11.73			
Credit	Paid Date	12/18/2020	12/18/2020			
	Clerk	AABLES	AABLES			
	Receipt No	47437	47437			
	Total Paid		24.03			
Received From GENE SEXTON CC 24.03-GENE SEXTON CC 24.03						

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
1.113400	2	2,160	0	2,160	2,160 Land	
	Total	2,160	0	2,160	STATE	.11
					COUNTY	5.90
					SCHOOL CURRENT	8.36
					SCHOOL EXCESS	7.93
					SCHOOL BONDS	1.50
					COUNTY EXCESS	.23

SEXTON ALLEN  
SEXTON ALISHA T  
101 POPPY ST  
WILLIAMSTOWN WV 26187-8143

Duplicate Receipt Printed On

Book-Page 1282-32

Tuesday, March 9, 2021 8:02 am

Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985



RETURN:

→ Allen & Alisha Sexton  
101 Poppy Street  
Williamstown WV 26187

## DEED

THIS DEED, Made this 31<sup>st</sup> day of July 2018, by and between

RITA G. JARVIS,  
party of the first part,

and

ALLEN SEXTON and ALISHA T. SEXTON,  
parties of the second part.

## WITNESSETH:

That for and in consideration of the sum of Five (\$5.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with Covenants of General Warranty, and against encumbrances, unto the said parties of the second part, as joint tenants with rights of survivorship upon the death of either to the survivor thereof, in fee simple, all that certain lot, tract or parcel of land lying and being in the District of Williams, County of Wood and State of West Virginia, more particularly bounded and described as follows:

Situate on the waters of Pigeon Roost Run and being part of Williams District, Wood County, West Virginia, and being more particularly bounded and described as follows:

BEGINNING at an iron pipe found, said iron pipe found being a common corner to the 2.543 acre Allen and Alisha T. Sexton tract (Deed Book 1211, Page 631), the 1 acre (total) Allen G. Sexton tract (Deed Book 988, Page 34) and the 0.80 acre David K. Linscott tract (Deed Book 536, Page 236); thence N 59 degrees 58' 13" W 71.66 feet, with said 0.80 acre David K. Linscott tract, to a 5/8" capped rebar set; thence, leaving said 0.80 acre David K. Linscott tract and binding on the 13.200 acre less tracts Rita G. Jarvis tract (Affidavit 535, Page 555 (see Deed Book 1211, Page 625)), the following four (4) courses and distances; (1) thence N 30 degrees 06' 03" E. 80.03 feet to a 5/8" capped rebar set; (2) thence N 50 degrees 02' 45" W 82.72 feet to a 5/8" capped rebar set; (3) thence N 39 degrees 44' 31" E 286.77 feet to a 5/8" capped rebar set at a common corner to a 0.120 acre tract (to be recorded); (4) thence S 45 degrees 30' 11" E. 67.41 feet, with said 0.120 acre tract, to a rebar found at a common corner to said 2.543 acre Allen and Alisha T. Sexton tract; thence S 23 degrees 47' 11" W 362.25 feet, with said 2.543 acre Allen and Alisha T. Sexton tract, to the point of beginning, passing a concrete marker found at 129.94 feet and at 266.04 feet; containing 0.814 acres, per an actual field survey performed by Randall R. Cline II on or about 8/22/2017 as shown on plat attached hereto and made a part thereof.

Being part of the same tract or parcel of land conveyed to Rita G. Jarvis in Affidavit 535, Page 555 (see Deed Book 1211, Page 625). Subject to all legal rights of way, easements, and restrictions of record.

Oil, gas, and mineral rights are reserved by the party of the first part.

This conveyance is made subject to all exceptions, reservations, covenants, conditions, rights of way, or other easements and other interest of other parties appearing in prior instruments of record.

THAT pursuant to West Virginia Code, §36-4-8, Should this conveyance of the above particular description, for any reason, prove incorrect or inadequate to cover the property intended to be conveyed as specified, the Party of the First Part, their heirs, successors, beneficiaries or assigns, agree to execute any instrument or instruments as may be necessary to correctly or properly transfer the property intended to be conveyed as specified or to correct the particular description.

Prior Deed Reference - Deed Book 1211, at page 625

Golden & Amos PLLC did not conduct a title examination upon the subject real property and makes no warranty as to the marketability of title.

#### DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the total consideration paid for the property conveyed by this instrument is Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$3,750.00).

#### ACKNOWLEDGMENT FOR INCOME WITHHOLDING

The Grantor(s) certify under penalties of perjury the following information:

EXCEPTIONS to Income tax being withheld:

1. The first grantor is West Virginia resident. ☒ True ☐ False
2. The second grantor is a West Virginia resident ☐ True ☐ False
3. Although I am no longer a resident of the State of West Virginia, the property is my principal residence as defined in IRC §121. ☐ True
4. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased by my employer due to relocation for resale. ☐ True
5. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased through a relocation management company (RMC) for resale. ☐ True

(If a nonresident entity, you are still a West Virginia resident if you have a West Virginia business registration certificate/business license.)

6. The first grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-716 and related materials.) ☐ True
7. The second grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-71b and related materials). ☐ True
8. This is a foreclosure transaction. ☐ True
9. This is a deed in lieu of foreclosure transaction. ☐ True
10. This is a transfer by the U.S. Government or the State of West Virginia, or a political unit or subdivision thereof. ☐ True
11. The West Virginia real estate being transferred is the first grantor's principal residence. ☐ True
12. The West Virginia real estate being transferred is the second grantor's principal residence. ☐ True
13. The consideration for this transaction is zero. ☐ True

RETURN:

Jason & April Wagoner  
134 Mountaineer Dr  
Williamstown WV 26187

### CORRECTION D E E D

THIS DEED, Made this 1<sup>st</sup> day of August, 2018, by and between

**RITA G. JARVIS,**  
party of the first part,

and

**JASON K. WAGONER and APRIL D. WAGONER,**  
parties of the second part.

WHEREAS, this Deed is being recorded to correct Deed Book 1277 at page 338 wherein a parcel of land which had already been conveyed was erroneously included in the legal description.

### WITNESSETH:

That for and in consideration of the sum of Five (\$5.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with Covenants of General Warranty, and against encumbrances, unto the said parties of the second part, as joint tenants with rights of survivorship upon the death of either to the survivor thereof, the surface only of all that certain lot, tract or parcel of land lying and being on the waters of PigeonRoost Run in the District of Williams, County of Wood and State of West Virginia, more particularly bounded and described as follows:

Situate on the waters of Pigeon Roost Run and being part of Williams District, Wood County, West Virginia, and being more particularly bounded and described as follows:

Beginning at a 5/8" capped (BHG) rebar found, said capped (BHG) rebar found being the southeast corner of the 0.463 acres Jason K. and April D. Wagoner tract (Deed Book 1198, Page 783) and at a common corner to the 2.543 acre Allen and Alisha T. Sexton tract (Deed Book 1211, Page 631); thence S 30 degrees 02' 44" W 91.35 feet, with said 2.543 acre Allen and Alisha T. Sexton tract, to a rebar found at a common corner to a 0.814 acre tract (to be recorded); thence N. 45 degrees 30' 11" W. 67.41 feet, leaving said 2.543 acre Allen and Alisha T. Sexton tract, with said 0.814 acre tract and binding on the 13.200 acre less tracts Rita G. Jarvis tract (Affidavit 535, Page 55 (see Deed Book 1211, Page 625)), to a capped 5/8" rebar set at a common corner; thence N 37 degrees 34' 12" E. 82.45 feet, binding on the 13.200 acre less tracts Rita G. Jarvis tract, to a 5/8" capped rebar set in the southerly line of said 0.463 acre Jason K. and April D. Wagoner tract; thence S 52 degrees 24' 46" E 54.96 feet, with said 0.463 acre Jason K. and April D. Wagoner tract, to the point of beginning; containing 0.120 acres, per an actual field survey performed by Randall R. Cline II on or about 8/22/2107 as shown on plat attached hereto and made a part thereof.

Oil, gas, and minerals reserved by the party of the first part.

This conveyance is made subject to all exceptions, reservations, covenants, conditions, rights of way, or other easements and other interest of other parties appearing in prior instruments of record.

THAT pursuant to West Virginia Code, §36-4-8, Should this conveyance of the above particular description, for any reason, prove incorrect or inadequate to cover the property intended to be conveyed as specified, the Party of the First Part, their heirs, successors, beneficiaries or assigns, agree to execute any instrument or instruments as may be necessary to correctly or properly transfer the property intended to be conveyed as specified or to correct the particular description.

Prior Deed Reference - Deed Book 1211, at page 625; Deed Book 1277, at page 338

Golden & Amos PLLC did not conduct a title examination upon the subject real property and makes no warranty as to the marketability of title.

#### DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the total consideration paid for the property conveyed by this instrument is Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2750.00), but is not subject to transfer tax as this is a correction instrument and the transfer tax was properly paid on the previous deed.

#### ACKNOWLEDGMENT FOR INCOME WITHHOLDING

The Grantor(s) certify under penalties of perjury the following information:

EXCEPTIONS to Income tax being withheld:

1. The first grantor is West Virginia resident. ☒ True ☐ False
  2. The second grantor is a West Virginia resident ☐ True ☐ False
  3. Although I am no longer a resident of the State of West Virginia, the property is my principal residence as defined in IRC §121. ☐ True
  4. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased by my employer due to relocation for resale. ☐ True
  5. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased through a relocation management company (RMC) for resale. ☐ True
- (If a nonresident entity, you are still a West Virginia resident if you have a West Virginia business registration certificate/business license.)
6. The first grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-716 and related materials). ☐ True
  7. The second grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-716 and related materials). ☐ True
  8. This is a foreclosure transaction. ☐ True
  9. This is a deed in lieu of foreclosure transaction. ☐ True
  10. This is a transfer by the U.S. Government or the State of West Virginia, or a political unit or subdivision thereof. ☐ True
  11. The West Virginia real estate being transferred is the first grantor's principal residence. ☐ True
  12. The West Virginia real estate being transferred is the second grantor's principal residence. ☐ True
  13. The consideration for this transaction is zero. ☐ True
  14. This transfer will not cause a change in ownership on the land books of the County Assessor. ☐ True


#### DETERMINATION:

If you have a False to any of Questions 1 - 2 and do not then have a True for any of Questions 3 - 14 then income tax must be withheld from the qualifying grantor.

#### CALCULATION:

The person or entity closing this transaction shall withhold 2.5% of the total payment to (net proceeds of) the qualifying grantor.

WITNESS the following signatures and seals:

  
RITA G. JARVIS

STATE OF West Virginia,

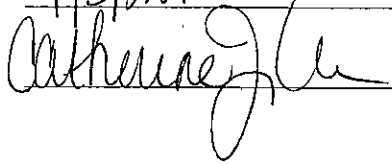
COUNTY OF Wood, to-wit:

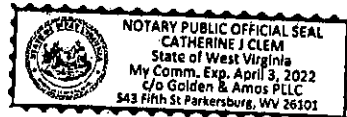
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August  
2018, by Rita G. Jarvis.

My Commission Expires:

4/3/22

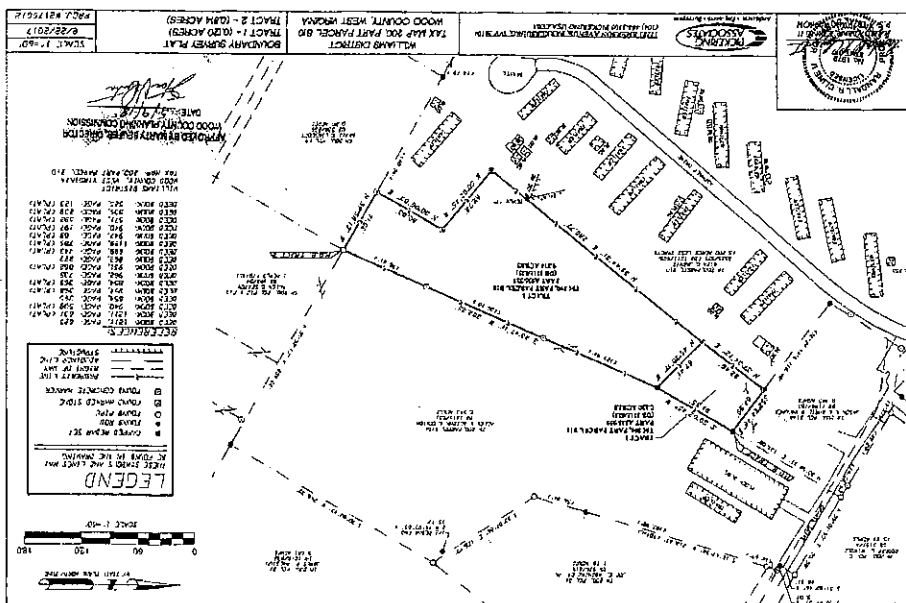
Notary Public:





This instrument is prepared under the direction of:  
TIMOTHY J. AMOS, Attorney at Law  
GOLDEN & AMOS, PLLC  
543 Fifth Street/P.O. Box 81  
Parkersburg, West Virginia 26101  
Jarvis Rita to Wagoner Jason April Correction Deed / cclem / Deeds

Book-Page: 1281-7397





# DEED

THIS DEED, Made this 25<sup>th</sup> day of April, 2019, by and between

Rita G. Jarvis, party of the first part,

and

Shaun E. Nash, party of the second part.

## WITNESSETH:

That for and in consideration of the sum of Five (\$5.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with Covenants of General Warranty, and against encumbrances, unto the said party of the second part, all that certain lot, tract or parcel of land SURFACE ONLY situate on the water of Pigeonroost Run and being a part of Williams District, Wood County West Virginia and being more particularly bounded and described as follows:

BEGINNING at an iron pipe in the easterly right-of-way line of Access Road (also known as West Virginia County Route Number 3/2), said pipe being the southwest corner of the 1 acre Gregory J. Jarvis and Melissa A. Jarvis tract (deed Book 1121, Page 598);

Thence N. 83 degrees 54' 41" E. 200.00 feet, leaving the easterly right-of-way line of Access Road and with said 1 acre Gregory J. Jarvis and Melissa A. Jarvis tract, to an iron pipe found in the westerly line of the 7.20 acre Alan D. Hall Tract (deed Book 935, Page 446);

Thence S. 06 degrees 09' 31" E. 217.67 feet with said 7.20 acre Alan D. Hall Tract, to an iron pipe found at a common corner;

Thence S. 61 degrees 01' 02" E. 503.15 feet, with said 7.20 acre Alan D. Hall Tract, to an iron pipe found at a common corner in the westerly line of the 45.99 acre Robert L. Kimble Tract (Deed Book 1157, Page 4), passing an iron pipe found at 420.84 feet and also passing a capped rebar found at 482.89 feet;

Thence S. 37 degrees 58' 00" W. 209.83 feet, with said Robert L. Kimble Tract, to an iron pipe found at a common corner to the 0.463 acre Jason K. and April D. Wagoner Tract (Deed Book 1198, Page 783);

Thence, with said 0.463 acre Jason K. and April D. Wagoner Tract, the following three (3) courses and distances:

- (1) Thence N. 80 degrees 39' 46" W. 68.55 feet to an iron pipe found;
- (2) Thence S. 32 degrees 43' 56" W. 89.09 feet to a rebar found;
- (3) Thence S. 52 degrees 24' 46" E. 116.48 feet to a capped rebar found at a common corner to the 0.120 acre Jason K. and April D. Wagoner Tract;

Thence S. 37 degrees 34' 12" W. 82.45 feet, with said 0.120 acre Jason K. and April D. Wagoner Tract, to a capped rebar found at a common corner to a 0.814-acre tract (to be recorded);

Thence, with said 0.814-acre tract, the following three (3) courses and distances;

- (1) Thence S. 39 degrees 44' 31" W. 286.77 feet to a capped rebar found;

SHAUN NASH  
15 MOUNTAINEER DRIVE  
WILLIAMSTOWN, WV 26187-0161

(2) Thence S. 50 degrees 02' 45" E. 82.72 feet to a capped rebar found;

(3) Thence S. 30 degrees 06' 03" W. 80.03 feet to a capped rebar found in the northerly line of the 0.80 acre David K. Linscott tract (Deed Book 536, Page 236):

Thence N. 59 degrees 58' 13" W. 155.15 feet, with said 0.80 acre David K. Linscott tract and then with the 0.92 acre Dennis C. and Pamela J. Eyster tract (Deed Book 663, Page 122 (Deed Book 525, Page 123(Plat))), to a marked stone found;

Thence N. 60 degrees 31' 53" W. 212.29 feet, with said 0.92 acre Dennis C. and Pamela J. Eyster tract, to a capped rebar found at a common corner to the 0.210 acre Billy J. and Monica J. Bayles tract (Deed Book 1234, Page 743);

Thence N. 37 degrees 49' 24" E. 122.66 feet, with said 0.210 acre Billy J. and Monica J. Bayles tract, to a capped rebar found;

Thence N. 43 degrees 18' 03" W. 12.00 feet, with said 0.210 acre Billy J. and Monica J. Bayles tract, to a capped rebar found at a common corner to the 0.220 acre Billy J. and Monica J. Bayles tract (Deed Book 1277, Page 346);

Thence N. 46 degrees 02' 37" E. 120.32 feet, with said 0.220 acre Billy J. and Monica J. Bayles tract, to a capped rebar found at a common corner to the 0.246 acre Joshua L. and Tiffany E. Longwell tract (Deed Book 1277, Page 342);

Thence N. 40 degrees 21' 18" E. 121.05 feet, with said 0.246 acre Joshua L. and Tiffany E. Longwell tract, to a capped rebar found at a common corner;

Thence N. 40 degrees 11' 40" E. 78.60 feet, with a former 0.162 acre tract and binding on the 13.200 acre less tracts Rita G. Jarvis tract (Affidavit 535, Page 555 (See Deed Book 1211, Page 625)), to a capped rebar set;

Thence N. 47 degrees 49' 05" W. 292.53 feet, with said former 0.162 acre tract and then binding on the 13.200 acre less Tracts Rita G. Jarvis tract, to a 5/8" capped rebar set in the easterly right-of-way line of access road at a common corner to a 0.872 acre tract (to be recorded), passing a capped rebar found at 76.56 feet and also passing a 5/8" capped rebar set at 86.56 feet;

Thence N. 06 degrees 10' 08" W. 430.06 feet, with the easterly right-of-way line of access road, to the point of beginning, passing a capped rebar found at 229.21 feet and passing an iron pipe found at 232.66 feet;

Containing 8.174 acres, per an actual field survey performed by Randall R. Cline, II, on or about 6/26/18 as shown on the plat of record in Plat Book 29 at page 58p.

All of the oil, gas and minerals have been reserved by the grantor.

Taxed as Map 200; Parcels B1 (Split 6001/6002) and B12

Known as Mountaineer Mobile Home Park, Williamstown, WV 26187

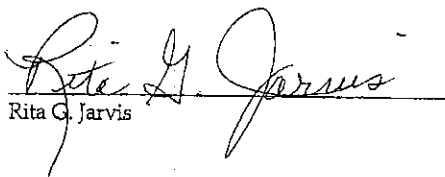
Title Reference - Being part of the same property as conveyed to Glenn D. Jarvis and Rita G. Jarvis by deed recorded in the Wood County Clerk's Office on March 25, 2014 in Deed Book 1211 at page 625. Death of Glenn D. Jarvis on March 24, 2017 and by virtue of the joint tenant provision in the title deed, title is vested in Rita G. Jarvis.

This conveyance is made subject to all exceptions, reservations, covenants, conditions, rights of way, or other easements and other interest of other parties appearing in prior instruments of record.

THAT pursuant to West Virginia Code, §36-4-8, Should this conveyance of the above particular description, for any reason, prove incorrect or inadequate to cover the property intended to be conveyed as specified, the Party of the First Part, their heirs, successors, beneficiaries or assigns, agree to execute any instrument or instruments as may be necessary to correctly or properly transfer the property intended to be conveyed as specified or to correct the particular description.

Was the subject transaction closed by Golden & Amos, PLLC? ☒ Yes ☐ No

WITNESS the following signatures and seals:

  
Rita G. Jarvis

STATE OF S.C.

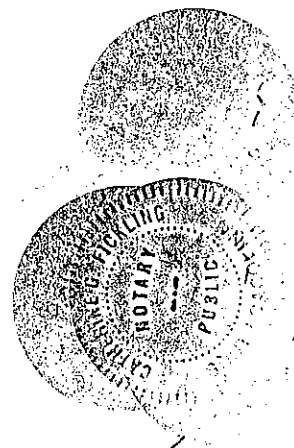
COUNTY OF Greenville to-wit:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2019, by Rita G. Jarvis.

My Commission Expires: 2-14-28

Notary Public: Catherine L. Vickling

This instrument is prepared under the direction of:  
TIMOTHY J. AMOS, Attorney at Law  
GOLDEN & AMOS, PLLC  
543 Fifth Street/P.O. Box 81  
Parkersburg, West Virginia 26101  
NashShaun.Deed.Closings.Closingfiles.plc



Mark Nodes  
4000 County 12:44:54 PM  
Instrument No 8816562  
Date Recorded 05/03/2019  
Document Type DEED  
Pages Recorded 4  
Book Page 1292-525  
Recording Fee \$10.00  
Transfer Tax \$1,375.00  
Additional \$56.00

DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the total consideration paid for the property conveyed by this instrument is Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00).

ACKNOWLEDGMENT FOR INCOME WITHHOLDING

The Grantor(s) certify under penalties of perjury the following information:

EXCEPTIONS to Income tax being withheld:

1. The first grantor is West Virginia resident. ☐ True ☐ False
2. The second grantor is a West Virginia resident ☐ True ☐ False
3. Although I am no longer a resident of the State of West Virginia, the property is my principal residence as defined in IRC §121. ☐ True
4. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased by my employer due to relocation for resale. ☐ True
5. Although I am no longer a resident of the State of WV, the property was my principal residence and was purchased through a relocation management company (RMC) for resale. ☐ True

(If a nonresident entity, you are still a West Virginia resident if you have a West Virginia business registration certificate/business license.)

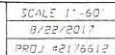
6. The first grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-716 and related materials). ☐ True
7. The second grantor has presented a certificate issued by the West Virginia State Tax Commission (Sec. W.Va. Code 11-12-71b and related materials). ☐ True
8. This is a foreclosure transaction. ☐ True
9. This is a deed in lieu of foreclosure transaction. ☐ True
10. This is a transfer by the U.S. Government or the State of West Virginia, or a political unit or subdivision thereof. ☐ True
11. The West Virginia real estate being transferred is the first grantor's principal residence. ☐ True
12. The West Virginia real estate being transferred is the second grantor's principal residence. ☐ True
13. The consideration for this transaction is zero. ☐ True
14. This transfer will not cause a change in ownership on the land books of the County Assessor. ☐ True

## DETERMINATION:

If you have a False to any of Questions 1 – 2 and do not then have a True for any of Questions 3 – 14 then income tax must be withheld from the qualifying grantor.

## CALCULATION:

The person or entity closing this transaction shall withhold 2.5% of the total payment to (net proceeds of) the qualifying grantor.



14. This transfer will not cause a change in ownership on the land books of the County Assessor.        True

DETERMINATION:

If you have a False to any of Questions 1 – 2 and do not then have a True for any of Questions 3 – 14 then income tax must be withheld from the qualifying grantor.

CALCULATION:

The person or entity closing this transaction shall withhold 2.5% of the total payment to (net proceeds of) the qualifying grantor.

Was the subject transaction closed by Golden & Amos, PLLC?        Yes        No

WITNESS the following signatures and seals:

  
RITA G. JARVIS

STATE OF West Virginia,

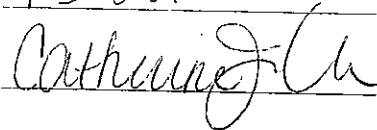
COUNTY OF Wood, to-wit:

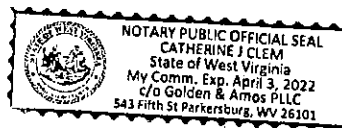
The foregoing instrument was acknowledged before me this 1 day of August  
2018, by Rita G. Jarvis.

My Commission Expires:

4-3-22

Notary Public:





This instrument is prepared under the direction of:  
TIMOTHY J. AMOS, Attorney at Law  
GOLDEN & AMOS, PLLC  
543 Fifth Street/P.O. Box 81  
Parkersburg, West Virginia 26101  
Jarvis Rita to Sexton Allen Alisha Deed / cclem / Deeds

Mark Rhodes  
Wood County 03:26:56 PM  
Instrument No 89956837  
Date Recorded 08/13/2018  
Document Type DEED  
Pages Recorded 4  
Book Page 1282-32  
Recording Fee \$10.00  
Transfer Tax \$22.00  
Additional \$36.00