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 11 David Blair Couch, President Robert K. Tebay, Commissioner (James Colombo, Commissioner

Wood County Commission Meeting Held March 18, 2021

Please Print

1. Steven Hardman Bowles Rice	
2. Jason Lee Williamstown Bank	
3. Jun Minacle WEHLC Gozins Battery D	
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5. John Joner Mov2C	
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	Wood County Commiss	ion					
COMMISSION DE LE	Agenda						
	03/18/2021						
the second second	9:30 A.M.						
COUNTY COUNTY	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	1 10					
	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, impropers 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

Page 2

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.

<u>ORDER</u>

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

CON

Parkersburg, WV 26101

Phone: (304) 424-1976

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

CHC

STATE OF WEST VIRGINIA

TO –WIT:

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I, <u>Sue Anne Pennington</u> 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 <u>Wood County Clerk</u> 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 <u>March</u>, 2021.

County Commission of Wood County

STATE OF WEST VIRGINIA

I, <u>Dalton Campbell</u>, 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 <u>part time support staff for the Ritchie County Day Report Center</u> 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.

TO -WIT:

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

of March , 2021.

County Commission of Wood County

March 18, 2021

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA IN RE: CERTIFICATE OF SALE 2020-S-478

$\underline{O} \underline{R} \underline{D} \underline{E} \underline{R}$

On the 10th day of November 2020, the Sheriff of Wood County issued Certificate of Sate 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 BLAIR PRESIDENT ROBERT K COMMISSIONER TEB

JAM COLOMBO, COMMISSIONER

	Thomas and a star	lst Half	and tele	Property Description		
Payment : Tax	LCem (production of the second se	67.29		W/PLAT		· .
Discount		0.00		TCT 2.543-A ACCESS RD		
ull Year	Half Total	67.29				
heck	Paid Date	09/16/2019	09/16/2019			
6403	Clerk	AMANDA	AMANDA			
	Receipt No	33847	33847			
	Total Paid		132.90			
eceived From G ALLEN	SEATON MCK 1542.	59-6 ALLEN SEAT	JN MCK 1542.59			
					6,42	20 Land
_						80 Building
Rate Class G		Exemption 0	Net Val		oution of Taxes STATE	.58
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					COUNTY EXCESS	1,24
SEX 101	(TON ALLEN (TON ALISHA L POPPY ST LLIAMSTOWN W		43			
					Receipt Printed Or	
ook-Page 1211-631				Tuesday, Ma 0x 1985 Parkersburg WV	arch 9, 2021 8:03	am
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istrict 12-WILL Payment	IAMS	Rea 1st Half 67.29	67.29	Account Year 12-200-B10A0000 2019 Property Description W/PLAT	Ticket Map/Par 48670 200/B10A	
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District 12-WILL Payment Tax Discount Full Year Check 6403 Received From G ALLEN	TAMS Item Half Total Paid Date Clerk Receipt No Total Paid SEXTON MCK 1542	Rea 1st Half 67.29 0.00 67.29 09/16/2019 AMANDA 33847 59-G ALLEN SEXT	1 Estate 2nd Half 67.29 -1.68 65.61 09/16/2019 AMANDA 33847 132.90 ON MCK 1542.59	12-200-B10A0000 2019 Property Description W/PLAT TCT 2.543-A ACCESS RD	48670 200/B10A 6,42 5,28	
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Wood Tax Receipt District 12-WILLIAMS Payment Item Tax Discount Full Year Half Total Paid Date Clerk Receipt No Total Paid Received From VOLUSIA VENTURES LLC 752	1,618.66 0.00 -40.47 1,618.66 1,578.19 11/10/2020 AMANDA 44046 3,196.85	TCT 8.18-A ACCESS RD
Rate Class Gross Val. 2.226800 3 145,380 Total 145,380	Exemption Net Val 0 145,380 0 145,380) STATE 14.36
NASH SHAUN E 15 MOUNTAINEER WILLIAMSTOWN W Book-Page 1292-525 Steve Ste	V 26187-8141	Duplicate Receipt Printed On Tuesday, March 9, 2021 7:59 am ox 1985 Parkersburg WV 26102-1985
Wood Tax Receipt District 12-WILLIAMS Payment Item Tax Discount Full Year Half Total	Type Real Estate 1st Half 2nd Half 1,618.66 1,618.66 0.00 -40.47 1,618.66 1,578.19 11/10/2020 11/10/2020 AMANDA AMANDA 44046 44046 3,196.85	Account Year Ticket Map/Parcel Split 12-200-0B100000 2020 48343 200/0B100000 Property Description 5 W/PLAT 7 TCT 8.18-A ACCESS RD

Rate Class	Gross Val.	Exemption	Net Val
2.226800 3	145,380	0	145,380
Total	145,380	0	145,380

25,440	Building
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

119,940 Land

NASH SHAUN E 15 MOUNTAINEER DR WILLIAMSTOWN WV 26187-8141

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Duplicate Receipt Printed On

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

irginia Code: §11A-3-14		CID Revised 09/1
Memorandum of tax lien on real estate sold in the county nonpayment of taxes charged thereon for the year 2019.	of Wood County on this the 10th day of November,	2020 for the
Tax Type: Real Estate	District: 12-WILLIAMS	
Tax Year: 2019	Map: 200	
Tax Ticket: 47673 A	Parcel: 0B100000	
Tax Name:	Property Description:	
SEXTON ALLEN SEXTGON ALISHA T 101 POPPY ST WILLIAMSTOWN WV 26187-8143	MAP 200 PARCEL 0B100000 W/PLAT	
Taxes and additional Cost:		
Tax Interest May Publication 11A-2-13 Certified Letters 11A-3-2 September Publication 11A-3-2 Sale Publication 11A-3-13 Certificate of Sale 11A-3-14 Receipt Fee 59-1-14	Delinque	49.70 3.99 20.00 10.00 25.00 15.00 10.00 1.00 nt Due: 134.69
Subsequent Taxes: Tax Year 2020 Ticket 48343		
Tax Discount		1,618.66 -40.47
	Subsequent	Due: 1,578.19

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

Stern a Stephene

Steve Stephens, Wood County Sheriff

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

Wood Tax Rec	eipt	States 1	Туре	Account	NAME OF	Year	Ticket	Map/Parcel	Split
District 12-WI		Rea	l Estate	2-200-0B10000	0-600	2019	47673	200/0B100000	6002
Payment	t Item	1st Half	2nd Half	Property D	escr	iption			
Tax		1,386.68	1,336.98	W/PLAT					
Discount		-34.67	0.00	PT TCT 9.9	8-A	ACCESS	RD		
Interest		0.00	60.18						
May Publication	11A-2-13	0.00	20.00)					
Certified Letter	s 11A-3-2	0.00	10.00)					
September Public	ation 11A-3-2	0.00	25.00)					
Full Year	Half Total	1,352.01	1,452.16	5		10/27			
Check	Paid Date	08/13/2019	10/27/2020	Exo		10121			
38	Clerk	SHERRI	MELISSA	Per	5	6127			
	Receipt No	11463	41824	1					
	Total Paid		2,804.17	7					
Received From SHAUN	NASH MOUNTAINEER M	OBILE CK 1352.0	-CHRISTINE NAS						

90,920 Land 24,570 Building

11.95

927.41

877.66

254.31

25.81

STATE

COUNTY

SCHOOL CURRENT

SCHOOL EXCESS

SCHOOL BONDS

COUNTY EXCESS

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

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

Distribution of Taxes

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

Wood Tax Recei	pt		Туре	Accour	t	Year	Ticket	Map/Parcel	Split
District 12-WILL	IAMS	Rea	l Estate	2-200-0B1000	000-600	2019	47673	200/0B100000	6002
Payment :	Item	1st Half	2nd Half	Property	Descri	ption	Service States		
Tax		1,386.68	1,336.9	8 W/PLAT		1 THE PROPERTY AND			
Discount		-34.67	0.0	0 PT TCT 9.	98-A A	ACCESS	RD		
Interest		0.00	60.1			No.	CONTRACTOR OF STREET,		
May Publication 11/	A-2-13	0.00	20.0	0					
Certified Letters :	11A-3-2	0.00	10.0	0					
September Publicat:	ion 11A-3-2	0.00	25.0	0					
Full Year	Half Total	1,352.01	1,452.1	6					
Check	Paid Date	08/13/2019	10/27/202	0					
3877	Clerk	SHERRI	MELISS	A					
3077	Receipt No	11463	4182	4					
	Total Paid		2,804.1	7					
Received From SHAUN NA	ASH MOUNTAINEER M	OBILE CK 1352.03	-CHRISTINE NA	5					

90,920	Lana
24,570	Building

11.95

707.03

927.41

877.66

254.31

25.81

STATE

COUNTY

SCHOOL CURRENT

SCHOOL EXCESS

COUNTY EXCESS

SCHOOL BONDS

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

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

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Duplicate Receipt Printed On

Distribution of Taxes

Tuesday, March 9, 2021 7:54 am Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

	Item	lst Half	2nd Half	Property Description		
ax	The second s	68.14	68.14	W/PLAT		
iscount		-1.70		TCT 2.543-A ACCESS R	D	
ull Year	Half Total		66.44			
heck	Paid Date Clerk	09/25/2020 TRACIE	U9/25/2020 TRACIE			
6494	Receipt No	36426	36426			
	Total Paid		132.88			
eceived From ALLEN S			-CK 1210.84 RE			
					6,78	30 Land
						50 Building
	Gross Val.			Distr	ibution of Taxes	
1.113400 2 Total	12,240	0	12,240		STATE COUNTY	.59 32.56
TOTAL	12,240	0	12,240		SCHOOL CURRENT	46.30
					SCHOOL EXCESS SCHOOL BONDS	43.83 8.31
					COUNTY EXCESS	1.29
SE	XTON ALLEN					
SE	XTON ALISHA	T				
	1 POPPY ST					
WI	LLIAMSTOWN V	WV 26187-81	43	Duplicat	e Receipt Printed O	n
ook-Page 1211-631	1				March 9, 2021 8:02	
istrict 12-WIL	ipt	Rea	Type 1 Estate	x 1985 Parkersburg W Account Year 12-200-B10A0000 2020	V 26102-1985 Ticket Map/Par 48799 200/B104	the second se
istrict 12-WIL Payment	ipt	Rea 1st Half 68.14	Type 1 Estate 2nd Half 68.14	Account Account 12-200-B10A0000 2020 Property Description W/PLAT	V 26102-1985 Ticket Map/Par 48799 200/B107	the second se
istrict 12-WIL Payment ax Discount	ipt LIAMS Item	Rea	Type 1 Estate 2nd Half 68.14	Account Account 12-200-B10A0000 Property Description W/PLAT TCT 2.543-A ACCESS R	V 26102-1985 Ticket Map/Par 48799 200/B107	the second se
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neck	Clerk	SHERRI	SHERRI				
3875	Receipt No	11458	11458				
	Total Paid		398.68				
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Total	55,550	20,000	35,550			SCHOOL CURRENT	134.48
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ull Year	Half Total	27.51	107.18					
heck	Paid Date	11/10/2020	11/10/2020			No f		
10882	Clerk	AMANDA	AMANDA			16.1		
10682	Receipt No	44046	44046					
	Total Paid		134.69					
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.300400 3	Gross Val. 2,160	0	Net Val 2,160		Distribu	ition of	STATE	. 24
Total	2,160	0	2,160			SCHOOL CU SCHOOL I SCHOOL COUNTY I	EXCESS BONDS	93.74 18.09 17.14 4.97 .51
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Book-Page 1282-32

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Tuesday, March 9, 2021 7:59 am Steve Stephens, Sheriff - P O Box 1985 Parkersburg WV 26102-1985

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RETURN:

Allen & Alisha Sexton 101 Poppy Street Williamstown WV 26187

DEED

THIS DEED, Made this 31st day of July 2018, by and between

RITA G. JARVIS, party of the first part,

anđ

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

<u>WITNESSETH</u>:

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:

Ι.	The first grantor is West Virginia resident.	/ True	False
~		T	

2.	I he second grantor is	a West Virginia resident	i rue	False
	0		· · · · · ·	

- Although I am no longer a resident of the State of West Virginia, the property is my principal residence as defined in IRC §121.
- 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
- 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.

(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 Sta Commission (Sec. W.Va. Code 11-12-716 and related materials.)	te Tax True
7.	The second grantor has presented a certificate issued by the West Virginia Commission (Sec. W.Va. Code 11-12-71b and related materials).	State Tax 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 or subdivision thereof.	a political unit True
11.	The West Virginia real estate being transferred is the first grantor's princip residence.	al True
12,	The West Virginia real estate being transferred is the second grantor's prin- residence.	cipal 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 1st 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, 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
(lfan	onresident entity, you are still a West Virginia resident if you have a West Virginia business
registi	ration 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).
8.	This is a foreclosure transaction.
9.	This is a deed in lieu of foreclosure transaction.
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.
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:

Alla RIŢ⁄A G. JARVIS

STATE OF West Virginia,

s.

COUNTY OF Wood, to-wit:

The foregoing instrument was acknowledged before me this 1st day of August

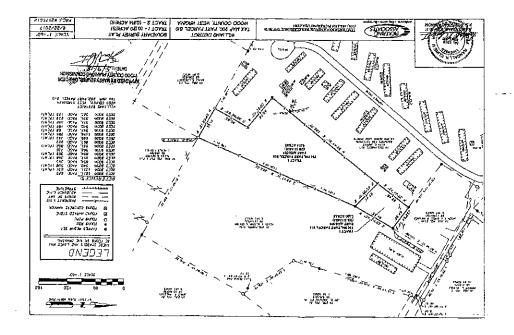
2018, by Rita G. Jarvis.

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My Commission Expires: Notary Public: NOTARY PUBLIC OFFICIAL SEAL CATHERINE J CLEM State of West Virginia MY Comm. Exp. April 3, 2022 C/o Golden & Amos PLLC S43 Fith St Parkersburg, WV 26101 s Wile

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

Mark MT0038 W0DD County 10:37:58 AM Instruzent No 8794846 Date Recorded 08/08/2018 Document Type COR/D Pages Recorded 4 Dock-Page 1281-756 Recording Fee \$10.00 Additional \$16.00



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<u>D E E D</u>

THIS DEED, Made this 25th day of April, 2019, by and between

Rita G. Jarvis, party of the first part,

and

Shaun E. Nash, party of the second part.

<u>WITNESSETH</u>:

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:

shala nash 15 kountaineer dkive Willlinnstown, wy 26/37-3141

> 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;

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

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(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? X_Yes _____ No

WITNESS the following signatures and seals:

us Rita G Jarvis S.C. STATE OF Greenville COUNTY OF to-wit:

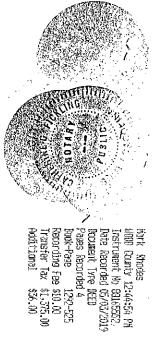
The foregoing instrument was acknowledged before me this $\frac{\partial b^{th}}{\partial t}$ day of April, 2019, by Rita G. Jarvis.

My Commission Expires:

Notary Public:

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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



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 V principal residence as defined in IRC §121.	irginia, the prope-	
4.	Although I am no longer a resident of the State of WV, th residence and was purchased by my employer due to relo		
5.	Although I am no longer a resident of the State of WV, th residence and was purchased through a relocation manage resale.		
	onresident entity, you are still a West Virginia resident if you ation certificate/business license.)	have a West Virg	inia business
6.	The first grantor has presented a certificate issued by the W Commission (Sec. W.Va. Code 11-12-716 and related mate		Tax True
7.	The second grantor has presented a certificate issued by the Commission (Sec. W.Va. Code 11-12-71b and related mate		ate Tax 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 We subdivision thereof.	est Virginia, or a -	political unit or True
11.	The West Virginia real estate being transferred is the first gresidence.	rantor's principal -	True
12.	The West Virginia real estate being transferred is the second residence.	d grantor's princip	oal True
13.	The consideration for this transaction is zero.	-	True
14.	This transfer will not cause a change in ownership on the la	nd books of the C True	ounty Assessor.

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:

true RIT **RVIS**

STATE OF West Virginia,

COUNTY OF Wood, to-wit:

The foregoing instrument was acknowledged before me this _____ day of (UJUSA______

2018, by Rita G. Jarvis.

My Commission Expires:

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

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 ✓ Woll County 03:28:35, FM Instrument No 8795483 Date Recorded 08/13/2018 Document Type 0EEB Pages Recorded 4 Pages Recorded 4 Book-Page 1282-32 Recording Fee \$10.00 Transfer Tax \$22.00
 ▲ Additional \$35.00