

Summers County  
Mary E. Herritt, Clerk  
Instrument 196060  
03/11/2019 @ 10:41:12 AM  
DEED  
Book 265 @ Page 312  
Pages Recorded 2  
Recording Cost \$ 46.00  
Transfer Tax \$ 27.50  
Farm Land Tax \$ 11.00

*THIS DEED*, made and entered into on this the 15<sup>th</sup> day of March, 2019, by and between **ERIC H. LEE and KEITH R. LEE**, parties of the first part, grantors, and **RONALD W. RIFFE**, party of the second part, grantee,

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

*THAT* for and in consideration of **FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part, grantor, does hereby grant, bargain, sell and convey with covenants of **GENERAL WARRANTY** of title, unto the parties of the second part, grantees, as joint tenants and not as tenants in common, and upon the death of either of the parties of the second part, then the whole of the premises hereby conveyed unto the survivor of them, all of that certain lot, tract or parcel of land, together with all improvements, thereto and easements and appurtenances thereto, situate in **Jumping Branch District, Summers County, West Virginia**, and being more particularly described as follows:

**SURFACE:**

**BEGINNING** at a point on the corner of a 2.06 acre tract and Will Dodd Road; thence running with said road N. 17° 07' W. 120 feet; thence leaving Will Dodd Road and through the 2.06 acre tract S. 75° 00' W., 100 feet; thence S. 23° 00' E. 83 feet to a point on the line of the 2.06 acre tract; thence S. 83° 01' E., 100 feet to the **BEGINNING**, and containing ¼ acre, more or less. Description derived from a survey of "Southern Country Farms" by Harold D. Bradley, PS and record in the Office of the Clerk of the County Commission of Summers County, West Virginia in Map Cabinet B at page 53B.

*There is further CONVEYED* the right to use and benefit from the well and water system located on the remainder of Tract 1 together with the responsibility to pay one-half of the expenses for upkeep of same.

*AND BEING* the same property conveyed unto Keith B. Lee from Haford Hurley by deed dated March 15, 2010 and of record in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book 235 at page 9.

*AND FURTHER BEING* the same property that descended unto Eric H. Lee and Keith R. Lee by intestate succession upon the death of Keith B. Lee on August 30, 2014.

*THIS DEED* is made and accepted subject to all reservations, restrictions, covenants, easements or rights of way which may be of record in the chain of title to said real estate except for any pertaining to race, color or creed.

The parties do hereby declare as follows:

1. The new owner of the real estate is Ronald W. Riffe and his address P.O. Box 146, Jumping Branch, West Virginia 25969.
2. The real estate conveyed by this document is taxed as Tax Map 5, Parcel 0043.0015.

RONALD W. RIFFE  
PO BOX 146  
JUMPING BRANCH WV 25969-0146

**TO HAVE AND TO HOLD**, unto the party of the second part, his heirs, successors and assigns forever, in fee simple absolute.

**UNDER** penalties of perjury as provided by law, the undersigned Grantors do hereby declare that they are not West Virginia residents and therefore this transfer is subject to Non-Resident Withholding Tax pursuant to West Virginia Code § 11-21-71B.

**DECLARATION OF CONSIDERATION:** Under penalty of fine and imprisonment as provided by law, the undersigned hereby declare that the consideration given for the real estate herein conveyed by this document is **FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00)**.

**WITNESS** the following signatures and seals:

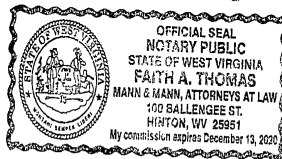
  
ERIC H. LEE

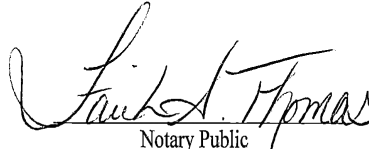
  
KEITH R. LEE

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

The foregoing instrument was acknowledged before me on this the 15<sup>th</sup> day of March, 2019, by **ERIC H. LEE**.

My commission expires: Dec. 13, 2020



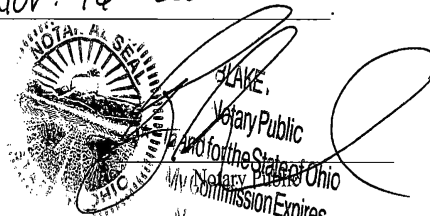
  
Notary Public

**STATE OF** OH

**COUNTY OF** Franklin, to-wit:

The foregoing instrument was acknowledged before me on this the 15<sup>th</sup> day of March, 2019, by **KEITH R. LEE**.

My commission expires: Nov. 16, 2021



This instrument was prepared by Mann & Mann, Attorneys at Law, P.O. Box 1416, Hinton, W.Va. 25951 without benefit of title examination.

Riffe, Ronald, Deed