

**THIS DEED**, made this 4th day of April 2023 , by and between **VERA J. MCCORMICK**, Clerk of the County Commission of Kanawha County, West Virginia, hereinafter called the GRANTOR, and WVTJ, LLC, hereinafter called the GRANTEE.

**WHEREAS**, In pursuance of the statutes in such case made and provided, Jonathan D. Rutherford, Sheriff of Kanawha County, West Virginia did on 16-November-2021, sell the tax lien on real estate hereinafter mentioned and described as Sheriff's sale number 21-S-0959 for the taxes delinquent thereon for the year 2020, and WVTJ, LLC, did for the sum of \$1,200.00 dollars, that being the amount of purchase money paid to the Sheriff, did become the purchaser of the tax lien on such real estate which were returned delinquent in the name of BURDETTE DAVID; and,


**WHEREAS**, the Clerk of the County Commission has caused the notice to redeem to be served on all persons required by law to be served therewith; and,

**WHEREAS**, the tax liens on the real estate so purchased have not been redeemed in the manner provided by law and the time for redemption set in such notice has expired.

**NOW THEREFORE** the Grantor, for and in consideration of the premises and in pursuance of the statutes, doth grant unto WVTJ, LLC, his heirs and assigns forever, the real estate upon which the tax liens so purchased existed, situated in the County of Kanawha , and being described as follows:

1 ACRE M/L SIX-MILE FK OF COOPERS CK  
(Tax Account No.: 07587749; Tax District: - ELK: 16 0006 0001 0000)

**WITNESS** the following signatures and seals:

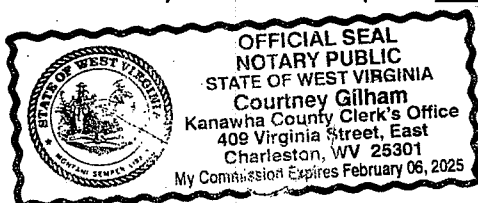
  
VERA J. MCCORMICK, Clerk of the County Commission of  
Kanawha County, West Virginia

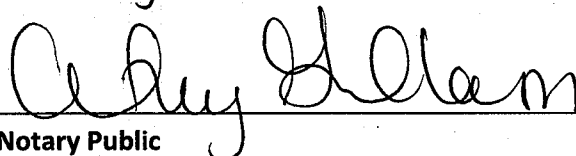
STATE OF WEST VIRGINIA  
COUNTY OF KANAWHA, to wit:

I, Courtney Gilham, a Notary Public in and for the County and State aforesaid, do hereby certify that Vera J. McCormick, Clerk of the County Commission of Kanawha County, West Virginia, whose name is signed to the foregoing deed bearing date the 4th day of April 2023 , has acknowledged the same before me in my said County and State.

Given under my hand this 10<sup>th</sup> day of April, 2023.

My Commission Expires: February 6 2025



  
Notary Public

This Instrument was prepared from a form by:  
Vera J. McCormick, County Clerk  
for Kanawha County, West Virginia,  
409 Virginia Street East  
Charleston, WV 25301  
Pursuant to W. Va. Code §11A-3-5 and §11A-3-27  
Prepared at the request of the purchaser without a title search.  
The said preparer by the preparation of this instrument alone  
makes no representation or assurances to any person of the  
extent or quality of title to the herein described property.

DEED 3166 292  
Recorded In Above Book and Page  
04/25/2023 11:27:14 AM  
Vera J. McCormick  
County Clerk  
Kanawha County, WV  
Deed Tax 8.25  
Recording Fee 136.50  
TOTAL 144.75