

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

This deed made this 24th day of February, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$4,500.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-002176	DEAN DAVID ALLEN & BARBARA J

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

Whereas, The tax lien(s) on the real estate so purchased has 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 of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-002176	LTS 26-27 BK 20 20TH STREET 208	Dunbar Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$4,500.00.

Witness the following signature:

Christal G. Perry

Christal G. Perry

Appointee of the Honorable Mark A. Hunt, State Auditor

DEED 3228 1
Recorded In Above Book and Page
03/17/2025 10:33:12 AM
Ashley D. Adkins
County Clerk
Kanawha County, WV
Dead Tax 24.75
Recording Fee 75.00
TOTAL 99.75

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 24th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 24th day of February, 2025. My commission expires November 1, 2029,



Ashley D. Adkins

Ashley D. Adkins
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION

NO: 2023-C- 002176

KANAWHA

COUNTY 26 DUNBAR

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF KANAWHA
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 26 11 0334 0000 0000 ACCOUNT # 06397482

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000131032	DEAN DAVID ALLEN & BARBARA J 208 20TH ST DUNBAR	LTS 26-27 BK 20 20TH STREET 208 WV 25064

DELINQUENT TAXES	693.16
INTEREST	51.99
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2023 0000130908	699.18

TOTAL	1514.33
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GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

DEED 3228 3

Office of the State Auditor
County Collections Division
State Capitol Building 1 Room W-114
1900 Kanawha Boulevard East
Charleston, WV 25305

Certificate of Sale Number: KANAWHA COUNTY 2023-C-002176

Memorandum of real estate sold in the county of KANAWHA on this 25th day of April, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LTS 26-27 BK 20 20TH STREET 208

District: DUNBAR CORP

Map: 11

Parcel: 0334 0000 0000

Taxpayer:


DEAN DAVID ALLEN & BARBARA J
208 20TH ST
DUNBAR, WV 25064

Delinquent Taxes: 2022 - 131032	\$815.15
Interest on Delinquent Taxes	\$48.91
Subsequent Taxes: 2023-130908	\$733.02
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$4,500.00
Amount Due	\$1,772.63
Surplus	\$2,727.37

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954




John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 23, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$58.08

Billing Name / Organization: WVTk LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-002176

County: KANAWHA COUNTY

Legal Description: LTS 26-27 BK 20 20TH STREET 208

Map: 11 Parcel: 0334 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BARBARA DEAN
 208 20TH ST
 DUNBAR, WV 25064-2304
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
 208 20TH ST
 DUNBAR, WV 25064
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
 7940 KENTUCKY DRIVE
 STOP 2850F
 FLORENCE, KY 41042
 USA

JUL 18'24 PM1:10

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321
USA

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

JUL 18 '24 PM1:10

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

WVTK LLC
Attention: Oak Hall
18102 Seneca Trail
Martinton, WV 24954

RE: DEAN DAVID ALLEN & BARBARA J

LTS 26-27 BK 20 20TH STREET 208
DUNBAR CORP District
Kanawha County, West Virginia

Certificate No. 2023-C-002176 CIN CTS-20-2023-2176

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate. Attached are the notes for the documents examined as a result of the county index.

I acknowledge receipt of the sum of \$500.00 for my examination.

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



JUL 18'24 PM1:10

David A. Dean
208 20th St
Dunbar, WV

TITLE WORKSHEET



County - 20

Name(s) DEAN DAVID ALLEN & BARBARA J

DUNBAR CORP Dist (26) Map 0011 Parcel 0334 Sub 0000SPLIT0000

Description LTS 26-27 BK 20 20TH STREET 208

TITLE WORK CODE: CTS-20-2023-2176

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: DEAN DAVID ALLEN & BARBARA J Book/Page: 1652/0165 Tax Class: 2

LANDBOOK 2022: DEAN DAVID ALLEN & BARBARA J Book/Page: 1652/0165 Tax Class: 2

LANDBOOK 2021: DEAN DAVID ALLEN & BARBARA J Book/Page: 1652/0165 Tax Class: 2

4/20/1972 Virginia E Teinkler

1652/165
GW 15,500

David Allen Dean
Barbara J Dean

	OC	DT	Liens	etc
David Allen Dean	/	/	/	①
Barbara J Dean	/	/	/	/

① death 9/19/2023 D/L 2/602 (no other info) JTW
nonprobate transfer to Barbara Dean
Barbara Dean 4/30/2000 DB 2664/611
208 20th St
Dunbar WV 25064

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
208 20TH ST
DUNBAR, WV 25064

E5D22A7D-CF30-45E2-AE4A4E4469FDAB3C}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
208 20TH ST
DUNBAR, WV 25064

To: BARBARA DEAN, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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 County Collections Division
 1900 Kanawha Boulevard East
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 Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL
 208 20TH ST
 DUNBAR, WV 25064

DISTRICT DUNBAR CORP MAP 11 PARCEL 0334 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-002176** , located in DUNBAR CORP District, LTS 26-27 BK 20 20TH STREET 208 which was returned delinquent or nonentered in the name of DEAN DAVID ALLEN & BARBARA J , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 131032 .	\$929.27
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-130908 .	\$789.65
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$600.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,529.27

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of KANAWHA County, State of West Virginia

**Please return this letter and payment to the
 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2947 85



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

E5D22A7D-CF30-45E2-AE4A4E4469FDAB3C][NTR LETTER]

· West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
· Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

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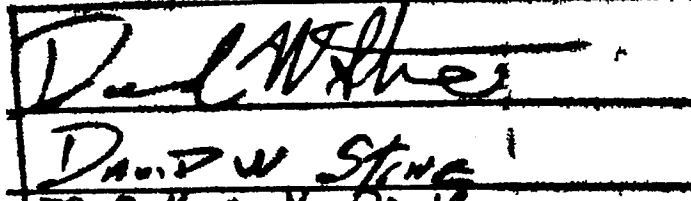
**Please return this letter and payment to the
 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**

Date Produced: 08/12/2024


STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2947 85. Our records indicate that this item was delivered on 08/05/2024 at 12:36 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W. STONE

Address of Recipient :


7940 Kentucky Drive
Florence, KY 41042

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 2947 61



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

BARBARA DEAN
208 20TH ST
DUNBAR, WV 25064-2304

E5D22A7D-CF30-45E2-AE4A4E4469FDAB3C}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

BARBARA DEAN
208 20TH ST
DUNBAR, WV 25064-2304

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- West Virginia State Auditor's Office
County Collections Division
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Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY- WVTk LLC)

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DUNBAR, WV 25064-2304

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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2947 61. Our records indicate that this item was delivered on 08/08/2024 at 01:47 p.m. in DUNBAR, WV 25064. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



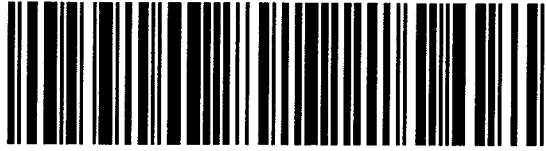
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Sincerely,
United States Postal Service

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USPS CERTIFIED MAIL

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



9414 8091 0924 9001 2947 92



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

E5D22A7D-CF30-45E2-AE4A4E4469FDAB3C}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: BARBARA DEAN, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

West Virginia State Auditor's Office
 County Collections Division
 1900 Kanawha Boulevard East
 Building 1 Room W-114
 Charleston, West Virginia 25305



(2023-C-002176-KANAWHA COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
 PO BOX 229
 CHARLESTON, WV 25321

DISTRICT DUNBAR CORP MAP 11 PARCEL 0334 0000 0000

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G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of KANAWHA County, State of West Virginia

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 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**




Date Produced: 08/05/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2947 92. Our records indicate that this item was delivered on 08/03/2024 at 09:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X	
Printed Name		Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
------------------	--------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

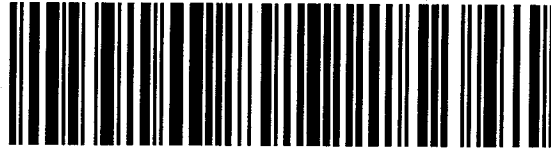
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-002176 KANAWHA

West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL

DEED 3228 23



9414 8091 0924 9001 2947 78



(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

OCCUPANT
208 20TH ST
DUNBAR, WV 25064

E5D22A7D-CF30-45E2-AE4A4E4469FDAB3C][NTR LETTER]

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County Collections Division
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DUNBAR, WV 25064

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(2023-C-002176-KANAWHA COUNTY- WVTK LLC)

OCCUPANT
 208 20TH ST
 DUNBAR, WV 25064

DISTRICT DUNBAR CORP MAP 11 PARCEL 0334 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-002176 , located in DUNBAR CORP District, LTS 26-27 BK 20 20TH STREET 208 which was returned delinquent or nonentered in the name of DEAN DAVID ALLEN & BARBARA J , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on April 25, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 131032 .	\$929.27
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-130908 .	\$789.65
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.95
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$600.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,529.27

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand August 1, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of KANAWHA County, State of West Virginia

**Please return this letter and payment to the
 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**

DEED 3228 26 0000



State of West Virginia
Office of the State Auditor
County Collections Division
State Capitol, Building 1, Suite W-118
1900 Kanawha Boulevard, East
Charleston, West Virginia 25305

**RETURN SERVICE
REQUESTED**

PRESORTED
FIRST CLASS



US POSTAGE



ZIP 25311 \$ 000.59³
02 4W
0000377395 AUG. 01, 2024

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(2023-C-002176-KANAWHA COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
208 20TH ST
DUNBAR, WV 25064

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RETURN TO SENDER
UNCLAIMED
UNDELIVERABLE TO FORWARD

B.C. 2530500999 *0846-02529-06-27

AMKKI: 9333510943
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CERTIFIED MAIL™

USPS CERTIFIED MAIL



9414 8091 0924 9001 2947 78

(2023-C-002176-KANAWHA COUNTY-WVTK LLC)

OCCUPANT

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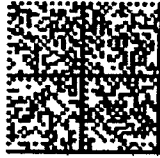
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UNITED STATES
DEPARTMENT OF
COMMERCE
BUREAU OF
CENSUS



U.S. POSTAGE METRO **PITNEY BOWES**



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 AUG 01. 2024

Aug 12 '26 AM 11:17

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This instrument was presented to the Clerk of the County
Commission of Kanawha County, West Virginia, **MAR 17 2025**
and the same is admitted to record.

Tests: Dora H. McCormick Clerk

Kanawha County Commission