

Kanawha County
Vera J McCormick, Clerk
Instrument 4114134
05/09/2025 @ 11:31:03 AM
DEED
Book 3323 @ Page 902
Pages Recorded 3
Recording Cost \$ 52.00
Transfer Tax \$ 2.75

Return to:

WVTA LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

THIS DEED, MADE AND ENTERED INTO THIS 21 DAY OF MARCH, 2025, BY AND BETWEEN JAMES THOMAS DAVIES AKA TOM DAVIES, PARTY OF THE FIRST PART AND GRANTOR HEREIN,

AND

WVTA LLC, PARTY OF THE SECOND PART AND GRANTEE HEREIN.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED AND SEVENTY-FIVE & 00/100 DOLLARS (375)**, CASH IN HAND PAID BY THE PARTY OF THE SECOND PART TO THE PARTY OF THE FIRST PART, RECEIPT OF ALL AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTY OF THE FIRST PART DOES HEREBY GRANT, SELL, CONVEY AND QUIT CLAIM, UNTO THE PARTY OF THE SECOND PART, **A WEST VIRGINIA LIMITED LIABILITY COMPANY** THE FOLLOWING PARCEL OF REAL ESTATE TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON AND THE EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN **UNION DISTRICT, KANAWHA COUNTY, WV** AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CERT. NO. 2022-C-001940, DESCRIBED AS LTS 21-22 LAKE CHAWEVA

AND BEING ALL OF THE CERTAIN TRACT OF PROPERTY WHICH WAS CONVEYED TO THE PARTY OF THE SECOND PART BY **G. RUSSELL ROLLYSON JR., APPOINTEE OF THE HONORABLE JOHN B. MCCUSKEY**, BY DEED DATED 12/30/2024 AND RECORDED IN **DEED 3219 PAGE 177**, IN THE OFFICE OF THE CLERK OF KANAWHA COUNTY, WEST VIRGINIA.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND COVENANTS RESPECTING SAID PROPERTY WHICH ARE CONTAINED IN PRIOR INSTRUMENTS OF RECORD RELATING TO THE REAL ESTATE HEREBY CONVEYED. TO HAVE AND TO HOLD UNTO THE PARTY OF THE SECOND PART, AS AFORESAID, THEIR HEIRS AND ASSIGNS FOREVER.

WHERE AS GRANTOR JAMES THOMAS DAVIES AKA TOM DAVIES WAS DULY APPOINTED ADMINISTRATOR(S) OF THE STATE OF MARGARET LEE DAVIES ON THE 20TH DAY OF APRIL 2020 IN FIDUCIARY BOOK 327 PAGE 753.

CERTIFICATION OF STATUS FOR WITHHOLDING UPON DISPOSITION OF WEST VIRGINIA REAL ESTATE

WEST VIRGINIA CODE §11-21-71B PROVIDES THAT CERTAIN TAX PAYMENTS MUST BE WITHHELD AND PAID WHEN A DEED OR OTHER INSTRUMENT THAT EFFECTS A CHANGE IN OWNERSHIP OF REAL PROPERTY IS PRESENTED FOR RECORDATION. THE REQUIREMENTS OF §11-21-71B DO NOT APPLY WHEN A TRANSFEROR PROVIDES A CERTIFICATION OF CERTAIN EXEMPTIONS. BASED ON THE CERTIFICATION BELOW, TRANSFEROR EITHER ACKNOWLEDGES THE WITHHOLDING, OR CLAIMS EXEMPTION FROM THE TAX WITHHOLDING REQUIREMENTS OF WEST VIRGINIA CODE §11-21-71B.

NON-EXEMPT

____ THE GRANTOR (S) IN THIS DEED, ACKNOWLEDGE THAT I AM A NONRESIDENT OR NONRESIDENT ENTITY' THAT THE TRANSFER BY THE DOCUMENT TO WHICH THIS AFFIDAVIT IS ATTACHED EFFECTS A CHANGE OF OWNERSHIP ON THE LAND BOOKS OF THE COUNTY ASSESSOR FOR THE COUNTY IN WHICH THE REAL ESTATE DESCRIBED HEREIN IS SITUATE; THAT THE "NET PROCEEDS" FROM THIS TRANSFER AS DEFINED IN WEST VIRGINIA §11-21-71B (A) (2) PAYABLE TO ME ARE _____; AND THAT THE AMOUNT WITHHELD FROM THE PAYMENT BY THE REAL ESTATE REPORTING PERSON AS DEFINED UNDER §6045 OF THE INTERNAL REVENUE CODE WAS _____, WHICH AMOUNT IS THE LESSER OF (I) TWO AND ONE-HALF PERCENT OF THE TOTAL PAYMENT TO ME, OR (II) AN AMOUNT EQUAL TO SIX AND ONE-HALF PERCENT OF THE ESTIMATED CAPITAL GAIN DERIVED FROM THE SALE OR EXCHANGE.

EXEMPT

 X THE GRANTOR (S) IN THIS DEED, ACKNOWLEDGE THAT THE TRANSFER BY THE DOCUMENT TO WHICH THIS AFFIDAVIT IS ATTACHED EFFECTS A CHANGE OF OWNERSHIP ON THE LAND BOOKS OF THE COUNTY ASSESSOR FOR THE COUNTY IN WHICH THE REAL ESTATE DESCRIBED HEREIN IS SITUATE, BUT THE TRANSFER IS EXEMPT FROM THE WITHHOLDING TAX ON WEST VIRGINIA SOURCE INCOME AS REQUIRED BY WEST VIRGINIA CODE §11-21-71B, FOR THE FOLLOWING REASON:

 (1) I AM A RESIDENT OF THE STATE OF WEST VIRGINIA.

 X (2) THE UNDERSIGNED GRANTOR IS A "RESIDENT ENTITY" AS DEFINED UNDER WEST VIRGINIA CODE §11-21-71B (A) (4), THAT THE SIGNATORY FOR THE RESIDENT ENTITY IS AN AGENT OF THE GRANTOR, AND HAS AUTHORITY TO SIGN THIS DOCUMENT ON THE GRANTOR'S BEHALF.

 (3) THE GRANTOR HAS PRESENTED TO THE REAL ESTATE REPORTING PERSON, AS DEFINED UNDER SECTION 6045 OF THE INTERNAL REVENUE CODE, A CERTIFICATE ISSUED BY THE TAX COMMISSIONER STATING THAT:

1. NO TAX IS DUE FROM THE GRANTOR IN CONNECTION WITH THAT SALE OR EXCHANGE OF PROPERTY;
2. A REDUCED AMOUNT OF TAX IS DUE FROM THE GRANTOR IN CONNECTION WITH THAT SALE OR EXCHANGE OF PROPERTY AND THE REDUCED AMOUNT THAT SHOULD BE COLLECTED BY THE REAL ESTATE REPORTING PERSON, AS DEFINED UNDER SECTION 6045 OF THE INTERNAL REVENUE CODE, BEFORE RECORDATION OR FILING; OR
3. THE GRANTOR HAS PROVIDED ADEQUATE SECURITY TO COVER THE AMOUNT REQUIRED TO BE WITHHELD UNDER WEST VIRGINIA CODE §11-21-71B (C) (1).

 (4) THE PROPERTY TRANSFER IS:

4. A "TRANSFER PURSUANT TO FORECLOSURE OF A MORTGAGE, DEED OF TRUST, OR OTHER LIEN INSTRUMENT"; OR OTHER LIEN INSTRUMENT"; OR
5. A "TRANSFER PURSUANT TO A DEED IN LIEU OF FORECLOSURE:

 (5) THE PROPERTY IS TRANSFERRED BY THE UNITED STATES, THE STATE OF WEST VIRGINIA, OR A UNIT OR POLITICAL SUBDIVISION OF THE STATE OF WEST VIRGINIA.

 (6) THE PROPERTY BEING TRANSFERRED IS THE GRANTOR'S PRINCIPAL RESIDENCE.

 (7) THE PROPERTY IS TRANSFERRED PURSUANT TO A DEED OR OTHER INSTRUMENT OF WRITING THAT INCLUDES A STATEMENT OF CONSIDERATION REQUIRED IN WEST VIRGINIA CODE §11-22-6 INDICATING THAT THE CONSIDERATION PAYABLE IS ZERO.

UNDER PENALTY OF PERJURY, THE UNDERSIGNED GRANTOR HEREBY CERTIFIES THAT HE/SHE HAS EXAMINED THIS DEED AND DECLARATION AND THAT, TO THE BEST OF HIS/HER KNOWLEDGE, IT IS TRUE, CORRECT AND COMPLETE.

DECLARATION OF CONSIDERATION UNDER THE PENALTY OF FINE AND IMPRISONMENT THE GRANTOR STATES THE TOTAL CONSIDERATION FOR THIS CONVEYANCE IS **THREE HUNDRED AND SEVENTY-FIVE & 00/100 DOLLARS (375).**

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

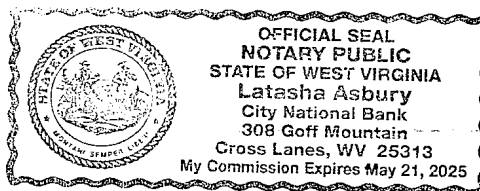
 (SEAL)
JAMES THOMAS DAVIES AKA TOM DAVIES

STATE OF WV

COUNTY OF hhanawha TO WIT:

I, Latasha Asbury, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT **JAMES THOMAS DAVIES AKA TOM DAVIES**, WHOSE NAMES ARE SIGNED TO THE FOREGOING DEED BEARING DATE EVEN HEREWITH, DID PERSONALLY APPEAR AND ACKNOWLEDGE THE SAME BEFORE ME IN MY SAID COUNTY AND STATE, THIS 21 DAY OF March 2005
MY COMMISSION EXPIRES 5-21-25

Latasha Asbury
NOTARY PUBLIC



THE FOREGOING DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH BY
WVTA LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

Kanawha County
Vera J McCormick, Clerk
05/09/2025 @ 11:19:43 AM
Receipt 202500000592

Total Due	\$	32.00
Check	\$	32.00
Total Received	\$	32.00
List of Checks		
1732	\$	32.00

Kanawha County
Vera J McCormick, Clerk
Instrument 4114132
05/09/2025 @ 11:19:34 AM
DEED

Book 3323 @ Page 896

Pages Recorded 3

Recording	\$	10.00
Additional Pages	\$.00
County SB592	\$.20
State SB592	\$	1.80
County SB622	\$	2.00
Farm Land HB622	\$	2.00
Heritage HB622	\$	2.00
Courthouse Improveme	\$	8.00
Assessor	\$	5.00
E911	\$	1.00

Instrument Total	\$	32.00
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Kanawha County
Vera J McCormick, Clerk
05/09/2025 @ 11:22:38 AM
Receipt 202500000593

Total Due	\$	32.00
Check	\$	32.00
Total Received	\$	32.00
List of Checks		
1731	\$	32.00

Kanawha County
Vera J McCormick, Clerk
Instrument 4114133
05/09/2025 @ 11:22:36 AM
DEED

Book 3323 @ Page 899

Pages Recorded 3

Recording	\$	10.00
Additional Pages	\$.00
County SB592	\$.20
State SB592	\$	1.80
County SB622	\$	2.00
Farm Land HB622	\$	2.00
Heritage HB622	\$	2.00
Courthouse Improvement	\$	8.00
Assessor	\$	5.00
E911	\$	1.00

Instrument Total	\$	32.00
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Kanawha County
Vera J McCormick, Clerk
05/09/2025 @ 11:31:10 AM
Receipt 202500000595

Total Due	\$	54.75
Check	\$	54.75
Total Received	\$	54.75
List of Checks		
2915	\$	54.75

Kanawha County
Vera J McCormick, Clerk
Instrument 4114134
05/09/2025 @ 11:31:03 AM
DEED

Book 3323 @ Page 902		
Pages Recorded 3		
Recording	\$	10.00
Additional Pages	\$.00
County SB592	\$.20
State SB592	\$	1.80
County Excise Tax	\$	1.65
State Excise Tax	\$	1.10
Housing Fee SB335	\$	20.00
County SB622	\$	2.00
Farm Land HB622	\$	2.00
Heritage HB622	\$	2.00
Courthouse Improveme	\$	8.00
Assessor	\$	5.00
E911	\$	1.00

Instrument Total	\$	54.75
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