

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 15-November-2021, sell the tax lien on real estate hereinafter mentioned and described as Sheriff's sale number 21-S-0028 for the taxes delinquent thereon for the year 2020, and WVTJ, LLC, did for the sum of \$213.53 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 C; 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:

12-1/3A JORDANS CK
(Tax Account No.: 06005823; Tax District: - BIG SANDY: 18 0051 0000 0000)

WITNESS the following signatures and seals:

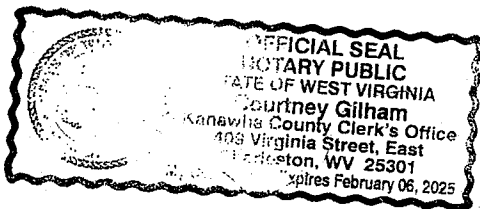

VERA J. MCCORMICK, Clerk of the County Commission of Kanawha County, West Virginia

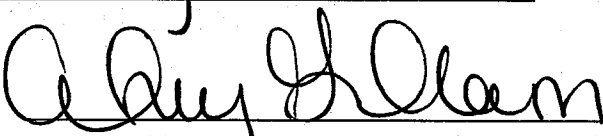
STATE OF WEST VIRGINIA
COUNTY OF KANAWHA, to wit:

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 10th 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	3165	542
Recorded In Above Book and Page		
04/25/2023 08:47:33 AM		
Vera J. McCormick		
County Clerk		
Kanawha County, WV		
Deed Tax		2.75
Recording Fee		126.00
TOTAL		128.75