

WVTB LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954--6840

This deed made this 20th day of April, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB 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 May, in the year 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of \$279.52, 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     |
|---------------|--------------|
| 2024-C-000010 | PAYNE ARNOLD |

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

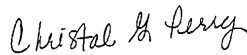
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 WVTB 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 Barbour, bounded and described as follows:

| CERT NUMBER   | LEGAL DESCRIPTION | DISTRICT        |
|---------------|-------------------|-----------------|
| 2024-C-000010 | .33 SUR B&F PIKE  | Barker District |

The undersigned hereby declares that the consideration paid for the conveyance is \$279.52.

Witness the following signature:

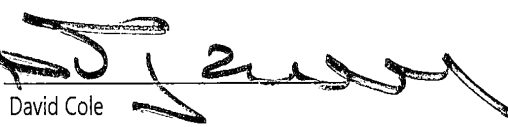
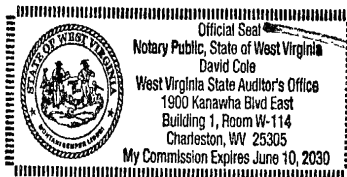


Christal G. Perry  
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia  
County of Kanawha, to wit:

I, David Cole, 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 20th day of April, 2026, has acknowledged the same before me in said County.

Given under my hand this 20th day of April, 2026. My commission expires June 10, 2030,



David Cole  
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.

# CERTIFIED TO THE STATE

Barbour County, West Virginia

District: BARKER

Certificate Number:2024-C-10

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate certified in the county of Barbour County on this the 1st day of November, 2024 for the nonpayment of taxes charged thereon for the year 2023.

Tax Type: **Real Estate**

District: 01-BARKER

Tax Year: **2023**

Map: 2

Tax Ticket: **1047**

Parcel: 00240000

Tax Name:

Property Description:

PAYNE ARNOLD  
CHARLOTTE FLANAGAN  
1403 MAIN AVE  
NITRO WV 25143

.33 SUR  
B&F PIKE

**Taxes and additional Cost:**

|                               |       |
|-------------------------------|-------|
| Tax                           | 51.50 |
| Interest                      | 4.18  |
| May Publication 11A-2-13      | 20.00 |
| Certified Letters 11A-3-2     | 10.00 |
| September Publication 11A-3-2 | 25.00 |
| Sale Publication 11A-3-13     | 15.00 |

Delinquent Due: **125.68**

**Subsequent Taxes: Tax Year 2024 Ticket 1064**

|          |       |
|----------|-------|
| Tax      | 56.96 |
| Discount | -0.71 |
| Interest | 0.42  |

Subsequent Due: **56.67**

**Total Bid: 182.35**



Given under my hand the 1st day of November, 2024.

Brett M. Carpenter, Barbour County Sheriff

# SALE APPROVAL LETTER

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: BARBOUR COUNTY 2024-C-000010**

Memorandum of real estate sold in the county of BARBOUR on this 13th day of May, 2025 by the Honorable Mark A. Hunt, Auditor of the State of West Virginia.

**Property Description:** .33 SUR B&F PIKE

**District:** BARKER

**Map:** 2

**Parcel:** 0024 0000 0000

**Taxpayer:**

PAYNE ARNOLD  
1403 MAIN AVE  
NITRO, WV 25143

|                                      |                 |
|--------------------------------------|-----------------|
| Delinquent Taxes: 2023 - 1047        | \$125.68        |
| Interest on Delinquent Taxes         | \$8.80          |
| Subsequent Taxes: 2024-1064          | \$59.97         |
| Back Taxes:                          | \$0.00          |
| Certification Fee                    | \$25.50         |
| Publication Fee                      | \$30.60         |
| Auditor's Fee                        | \$18.97         |
| Courthouse Facility Improvement Fund | \$10.00         |
| <b>Amount of Bid</b>                 | <b>\$279.52</b> |
| <b>Amount Due</b>                    | <b>\$279.52</b> |
| <b>Surplus</b>                       | <b>\$0.00</b>   |

**Purchaser:**

WVTB LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-6840



A handwritten signature in black ink, appearing to read "Mark A. Hunt".

Mark A. Hunt, 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 September 10, 2025, 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: \$85.16

Billing Name / Organization: WVTB LLC  
Address: 18102 SENECA TRAIL  
City / State / Zip : MARLINTON, WV 24954-6840  
Phone: 304-389-4951 Alt. Phone:  
Certification / Certificate Number: 2024-C-000010  
County: BARBOUR COUNTY  
Legal Description: .33 SUR B&F PIKE  
Map: 2 Parcel: 0024 0000 0000

---

ARNOLD PAYNE  
PO BOX 446  
BELINGTON, WV 26250-0446  
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 2850A  
FLORENCE, KY 41042-2915  
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"/> |

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.

SEP 27 2024 12:14

Susan (Allie) Callison, Attorney at Law  
PO Box 153  
Hillsboro, WV 24946  
sacallisonlaw@gmail.com 304-871-7223

WVTB LLC  
Attention: Oak Hall  
18102 Seneca Trail  
Marlinton, WV 24954

RE: PAYNE ARNOLD

.33 SUR B&F PIKE  
BARKER District  
Barbour County, West Virginia

Certificate No. CIN CTS-01-2024-10

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Barbour 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.

WVTB LLC incurred a fee of \$500.00 for my examination.

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



5/27/2024 2:55

# TITLE WORKSHEET



BARBOUR County - 01

Name(s) PAYNE ARNOLD

BARKER Dist (01) Map 0002 Parcel 0024 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-01-2024-10

Description 33 SUR B&F PIKE

**PUT ON ALL ADDITIONAL PAGES**

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: PAYNE ARNOLD Book/Page: 165/ 154 Tax Class: 3

LANDBOOK 2021: PAYNE ARNOLD Book/Page: 165 / 154 Tax Class: 3

Assessment date: 7/1/2022 Delinquent Tax Year: 2023

**TRANSFERS GRANTOR GRANTEE**

Description BARKER DISTRICT \*\* CONTAINING 2 ACRES AND 16 POLES MORE OR LESS District BARKER

09/12/1953 BROWN JOHN HENRY DEED PAYNE ARNOLD  
BROWN MATTIE 165/154

| Adverse Item Table | OC/FT | DT | liens |
|--------------------|-------|----|-------|
| PAYNE ARNOLD       |       |    |       |

### REFERENCE ITEMS

Heldas: JTROS  
Warranty: GW  
Fully signed: YES  
consideration: 1300

01-DEED-165-154

DB-176-356, DB-171-261

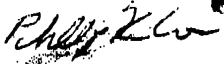
PLATE 507 2 115

Date Produced: 10/20/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9738 33. Our records indicate that this item was delivered on 10/14/2025 at 06:11 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

|              |   |
|--------------|---|
| Signature    |  |
| X            |   |
| Printed Name | An. H. Crist  |

Address of Recipient :

|                  |                   |
|------------------|-------------------|
| Delivery Address | 1900 Kanawha Blvd |
|------------------|-------------------|

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.

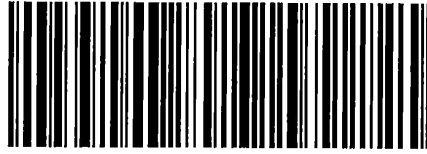
Sincerely,  
United States Postal Service

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 9716 00

---



(2024-C-000010-BARBOR COUNTY-WVTB LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE, STOP 2850A  
FLORENCE, KY 41042-2915

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE, STOP 2850A  
FLORENCE, KY 41042-2915

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE, STOP 2850A  
FLORENCE, KY 41042-2915

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| <b>Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.</b>                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR County, State of West Virginia

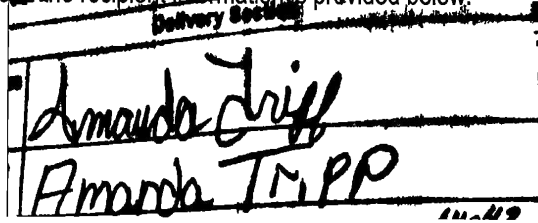
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 10/20/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9716 00. Our records indicate that this item was delivered on 10/15/2025 at 09:44 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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.

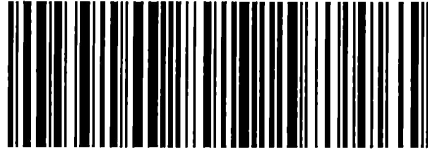
Sincerely,  
United States Postal Service

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 9738 19



---

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
1403 MAIN AVE  
NITRO, WV 25143-2333

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
1403 MAIN AVE  
NITRO, WV 25143-2333

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

ARNOLD PAYNE  
1403 MAIN AVE  
NITRO, WV 25143-2333

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR County, State of West Virginia

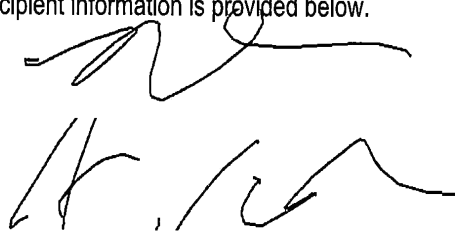
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 10/06/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9738 19. Our records indicate that this item was delivered on 10/04/2025 at 10:37 a.m. in NITRO, WV 25143. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**1403 MAIN AVE, NITRO, WV  
25143**

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: 2024-C-000010 BARBOUR

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 9716 17



---

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR 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**




Date Produced: 10/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9716 17. Our records indicate that this item was delivered on 10/06/2025 at 10:09 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

| TAX action   |   |
|--------------|---|
| Signature    |  |
| 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.

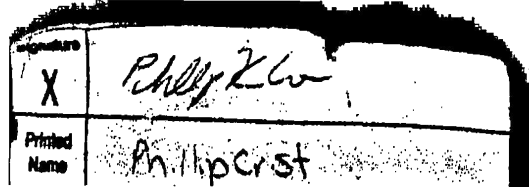
Customer Reference Number: 2024-C-000010 BARBOUR

Date Produced: 11/24/2025

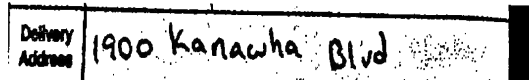
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9738 26. Our records indicate that this item was delivered on 11/19/2025 at 05:16 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

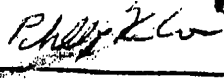
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 10/20/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 9715 94. Our records indicate that this item was delivered on 10/14/2025 at 06:11 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

|              |   |
|--------------|---|
| Signature    |  |
| Printed Name | Phillip Crist   |

Address of Recipient :

|                  |                   |
|------------------|-------------------|
| Delivery Address | 1900 Kanawha Blvd |
|------------------|-------------------|

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.

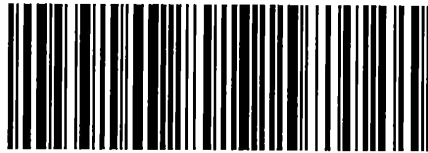
Sincerely,  
United States Postal Service

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 9738 26



---

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
222 BOWIE ST APT 3  
SAINT ALBANS, WV 25177-1900

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
222 BOWIE ST APT 3  
SAINT ALBANS, WV 25177-1900

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

ARNOLD PAYNE  
222 BOWIE ST APT 3  
SAINT ALBANS, WV 25177-1900

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR 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**

**CERTIFIED MAIL™**

CHARLESTON WV 25305  
NOV 20 2025 PM 3:1

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 9738 26

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
222 BOWIE ST APT 3  
SAINT ALBANS, WV 25177-1900



US POSTAGE PARTNEY BOWIES  
ZIP 25305 \$ 008.86<sup>0</sup>  
02 4W  
0000381984 OCT. 02. 2025

18425 715 ✱

NOV 20 '25 PM 2:08

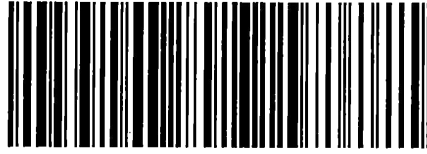
NIXIE 15290 11/02/2025

NOT DELIVERABLE TO SENDER  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO AUTOMATION  
BC: 56998999955

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 9738 33



---

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
RR 3 BOX 19  
BELINGTON, WV 26250

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
RR 3 BOX 19  
BELINGTON, WV 26250

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

ARNOLD PAYNE  
RR 3 BOX 19  
BELINGTON, WV 26250

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR 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**

**CERTIFIED MAIL™**

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

(2024-C-000010-BARBBOUR COUNTY-WVTB LLC)  
ARNOLD PAYNE  
RR 3 BOX 19  
BELINGTON, WV 26250



9414 8091 0924 9001 9738 33

26250-999955

CHARLESSTOWN WV 25302

NOV 3 1 2025

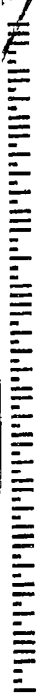


US POSTAGE PARTNEY BOWES  
ZIP 25305 \$ **008.86**<sup>0</sup>  
02 4M  
0000381984 OCT. 02 2025

RCT 14 25 02 25

R-T-S- 26250-RFS-1N \*94 10/04/25

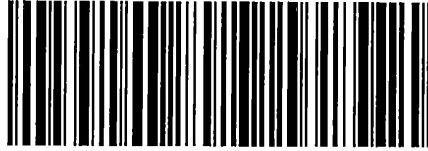
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER



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 9715 94



---

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
PO BOX 446  
BELINGTON, WV 26250-0446

{89E70725-7DC7-4DF3-99CC283612078A5D}[NTR LETTER]

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



(2024-C-000010-BARBOUR COUNTY-WVTB LLC)

ARNOLD PAYNE  
PO BOX 446  
BELINGTON, WV 26250-0446

To: ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, ARNOLD PAYNE, 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



(2024-C-000010-BARBOUR COUNTY- WVTB LLC)

ARNOLD PAYNE  
PO BOX 446  
BELINGTON, WV 26250-0446

**DISTRICT BARKER MAP 2 PARCEL 0024 0000 0000**

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000010** , located in BARKER District, .33 SUR B&F PIKE which was returned delinquent or nonentered in the name of PAYNE ARNOLD , and was sold by the deputy commissioner of delinquent and nonentered lands of BARBOUR County at the sale for the delinquent taxes on May 13, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 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 2023 - 1047 . | \$145.79        |
| 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 2024-1064 .   | \$65.13         |
| Additional taxes with interest.   | \$0.00          |
| Auditor's Certification, Publication, and Redemption fee plus interest.   | \$112.01        |
| Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.               | \$633.57        |
| Additional Statutory Fees with Interest.  | \$0.00          |
| <b>Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.</b>                  | <b>\$956.50</b> |

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

*If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.*

---

Given under my hand October 1, 2025

*Christal G. Perry*

Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of BARBOUR 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**

Barbour County  
Laurie L. Austin, Clerk  
Instrument 287995  
04/23/2025 @ 03:52:22 PM  
DEED  
Book 582 @ Page 42  
Pages Recorded 34  
Recording Cost \$  
Transfer Tax \$ 83.00  
2.75

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



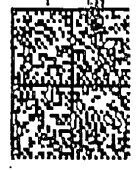
9414 8091 0924 9001 9715 94

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

(2024-C-000010-BARBOUR COUNTY-WVTB LLC)  
ARNOLD PAYNE  
PO BOX 446  
BELLINGTON, WV 26250-0446

26250-044646

CHARLESTON WV 25301  
OCT 02 2025 PM 3:11



US POSTAGE  
ZIP 25305 \$ 008.86<sup>0</sup>  
02 4W  
0000381984 OCT. 02. 2025

OCT 14 25 PM 2:25

26250-RFS-1N \*94 10/04/25  
RETURN TO SENDER  
UNABLE TO FORWARD  
VACANT TO SENDER  
RETURN TO SENDER

