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

(32)

This deed made this 23rd day of March, 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 April, 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 $800.00, 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
2024-C-000111	CSX TRANSPORTATION

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 Fayette, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000111	4.80 AC (C) ABANDONDED RAIL RD SCARBRO	Plateau District

The undersigned hereby declares that the consideration paid for the conveyance is $800.00.

Witness the following signature:

Christal G. Perry

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

Fayette County
Michelle L. Holly, Clerk
Instrument 202600002387
03/26/2026 @ 02:43:54 PM
TAX DEED
Book 890 @ Page 654
Pages Recorded 32
Recording Cost $ 81.00
Transfer Tax $ 5.50
Farm Land Tax $ 2.20

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 23rd day of March, 2026, has acknowledge the same before me in said County.

Given under my hand this 23rd day of March, 2026. My commission expires June 10, 2030,

Official Seal
Notary Public, State of West Virginia
David Cole
West Virginia State Auditor's Office
1900 Kanawha Blvd East
Building 1, Room W-114
Charleston, WV 25305
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.

CERTIFICATE OF CERTIFICATION NO: 2024-C- 000111

FAYETTE COUNTY 02 PLATEAU DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF FAYETTE
ON 10/31/2024 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 02 29C 0098 0000 0000 ACCOUNT # 09007281

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000015094	CSX TRANSPORTATION	4.80 AC (C) ABANDONDED RAIL RD SCARBRO
	500 WATER ST #C910	
	JACKSONVILLE	FL 32202

DELINQUENT TAXES	169.10
INTEREST	12.68
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2024 0000015125	182.62
TOTAL	434.40

GIVEN UNDER MY HAND THIS DATE 10/31/2024.

SHERIFF, COUNTY OF FAYETTE

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: FAYETTE COUNTY 2024-C-000111

Memorandum of real estate sold in the county of FAYETTE on this 8th day of April, 2025 by the Honorable Mark A. Hunt, Auditor of the State of West Virginia.

Property Description: 4.80 AC (C) ABANDONDED RAIL RD SCARBRO

District: PLATEAU **Map:** 29C **Parcel:** 0098 0000 0000

Taxpayer:

CSX TRANSPORTATION
500 WATER ST #C910
JACKSONVILLE, FL 32202

Delinquent Taxes: 2023 - 15094	$251.78
Interest on Delinquent Taxes	$15.11
Subsequent Taxes: 2024-15125	$191.59
Back Taxes:	$0.00
Certification Fee	$25.25
Publication Fee	$30.60
Auditor's Fee	$37.63
Courthouse Facility Improvement Fund	$10.00
Amount of Bid	**$800.00**
Amount Due	**$561.96**
Surplus	**$238.04**

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840

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 August 6, 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.

{CE0D3210-D4F2-4527-8726D8256C8D8242}[APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: $56.64

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-000111

County: FAYETTE COUNTY

Legal Description: 4.80 AC (C) ABANDONDED RAIL RD SCARBRO

Map: 29C Parcel: 0098 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
☑	☐	☐	☐	☐	☐	☐

CSX TRANSPORTATION
500 WATER ST
JACKSONVILLE, FL 32202
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

CSX TRANSPORTATION
500 WATER ST #C910
JACKSONVILLE, FL 32202
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

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

JUL 23 '25 PM3:42

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑	☐	☐	☐	☐	☐	☐

West Virginia State Auditor's Office

Notice to Redeem Form

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County: FAYETTE COUNTY

Legal Description: 4.80 AC (C) ABANDONDED RAIL RD SCARBRO

Map: 29C Parcel: 0098 0000 0000

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 23 '25 PM3:42

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: CSX TRANSPORTATION

4.80 AC (C) ABANDONDED RAIL RD SCARBRO
PLATEAU District
Fayette County, West Virginia

Certificate No. 2024-C-000111 CIN CTS-10-2024-111

Dear Oak Hall,

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

JUL 23 '25 PM 3:42

TITLE WORKSHEET

FAYETTE County - 10

Name(s) CSX TRANSPORTATION
PLATEAU Dist (02) **Map** 029C **Parcel** 0098 **Sub** 0000SPLIT0000
Description 4.80 AC (C) ABANDONDED RAIL RD SCARBRO

TITLE WORK CODE: CTS-10-2024-111
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023: CSX TRANSPORTATION **Book/Page:** 25/ 431 **Tax Class:** 3

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

TRANSFERS	GRANTOR		GRANTEE
White Oak Branch, up Loup Creek, Fayette County			
05/30/1902	COLLINS JUSTUS	DEED 25/431	CSX TRANSPORTATION

Adverse Item Table	OC/FT	DT	liens
CSX TRANSPORTATION	EASEMENT-729-225 EASEMENT-729-215 EASEMENT-729-210 AGREEMNT DEED BOOK-717-405 AGREEMNT DEED BOOK-668-650 LIS PENDENS-3-218 EASEMENT-614-29 AGREEMNT DEED BOOK-597-230 AGREEMNT DEED BOOK-565-620 AGREEMNT DEED BOOK-565-418 AGREEMNT DEED BOOK-560-534 AGREEMNT DEED BOOK-560-41 AGREEMNT DEED BOOK-560-28 EASEMENT-512-718 EASEMENT-512-68 EASEMENT-491-646 AGREEMNT DEED BOOK-469-601 AGREEMNT DEED BOOK-469-571		

REFERENCE ITEMS

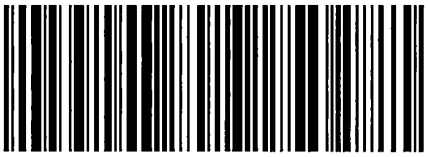
Heldas: No Clause Warranty: GW Fully signed: YES consideration: 20,000.00	No address on deed	10-DEED-25-431

JUL 23 '25 PM3:42

DB-807-196,DB-769-544,DEED WITH CONSIDERATION-742-327,DB-720-607,DEED WITH CONSIDERATION-688-252,QUIT CLAIM DEED-614-23,QUIT CLAIM DEED-614-20,QUIT CLAIM DEED-614-17,QUIT CLAIM DEED-614-1,QUIT CLAIM DEED-609-337,DB-601-714,DB-598-546,QUIT CLAIM DEED-597-315,QUIT CLAIM DEED-597-238,DB-583-102,DB-544-582,DB-544-501,DB-537-186,DB-535-547,QUIT CLAIM DEED-504-181,DB-487-609,DB-477-674,QUIT CLAIM DEED-477-376,DB-473-615,DB-470-179,DB-468-420,DB-468-414,RELEASE-207-31,SSI BOS-512-75,BILL OF SALE-601-728,DEED ORDERS-625-685,DEED ORDERS-626-24,LEASE AGREEMENT-632-590,EASEMENT NO FEE-659-83,EASEMENT NO FEE-660-705,DEED NO FEE-673-47,EASEMENT NO FEE-685-584,EASEMENT NO FEE-713-694,DEED NO FEE-759-98,DEED NO FEE-772-697,ASSIGNMENT NO FEE-45-240,ASSIGNMENT NO FEE-45-243,DEED NO FEE-775-71,MAP-25-641,MAP-25-638

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 8262 21



(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

CSX TRANSPORTATION
500 WATER ST #C910
JACKSONVILLE, FL 32202

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

(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

CSX TRANSPORTATION
500 WATER ST #C910
JACKSONVILLE, FL 32202

To: CSX TRANSPORTATION, CSX TRANSPORTATION, 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-000111-FAYETTE COUNTY- WVTB LLC)

CSX TRANSPORTATION
500 WATER ST #C910
JACKSONVILLE, FL 32202

DISTRICT PLATEAU MAP 29C PARCEL 0098 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000111 , located in PLATEAU District, 4.80 AC (C) ABANDONDED RAIL RD SCARBRO which was returned delinquent or nonentered in the name of CSX TRANSPORTATION , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on April 8, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 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 - 15094 .	$289.55
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 2024-15125 .	$208.22
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$150.80
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$604.47
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,253.04**

You may redeem at any time before January 31, 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE 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

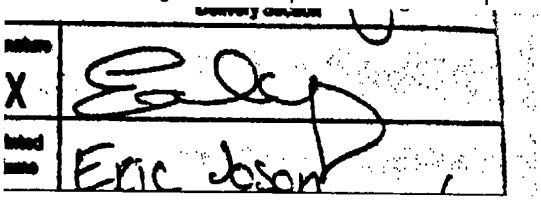
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

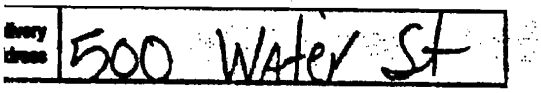
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 21. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. 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.

Customer Reference Number: 2024-C-000111 FAYETTE

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 8262 14

(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

CSX TRANSPORTATION
500 WATER ST
JACKSONVILLE, FL 32202

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

(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

CSX TRANSPORTATION
500 WATER ST
JACKSONVILLE, FL 32202

To: CSX TRANSPORTATION, CSX TRANSPORTATION, 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-000111-FAYETTE COUNTY- WVTB LLC)

CSX TRANSPORTATION
500 WATER ST
JACKSONVILLE, FL 32202

DISTRICT PLATEAU MAP 29C PARCEL 0098 0000 0000

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Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,253.04**

You may redeem at any time before January 31, 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE 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

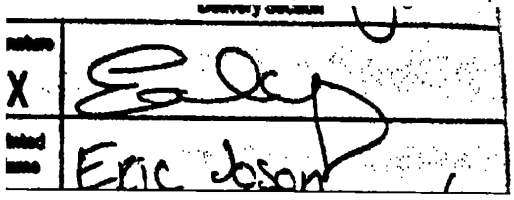
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 14. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. 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.

Customer Reference Number: 2024-C-000111 FAYETTE

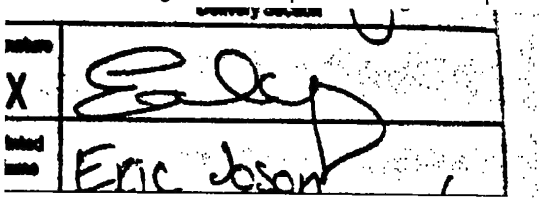
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

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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.

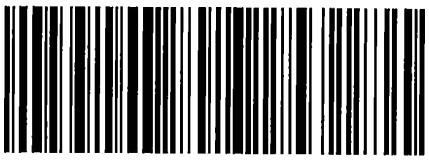
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000111 FAYETTE

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 8268 01



(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

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

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

(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

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

To: CSX TRANSPORTATION, CSX TRANSPORTATION, 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-000111-FAYETTE COUNTY- WVTB LLC)

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FLORENCE, KY 41042-2915

DISTRICT PLATEAU MAP 29C PARCEL 0098 0000 0000

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Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE 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

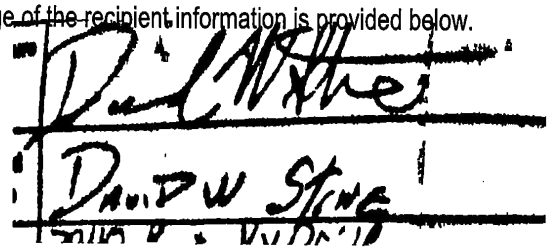
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

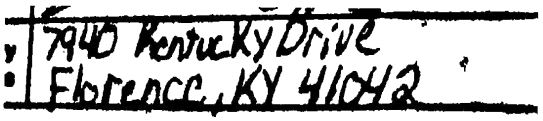
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8268 01. Our records indicate that this item was delivered on 08/18/2025 at 10:41 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.

Customer Reference Number: 2024-C-000111 FAYETTE

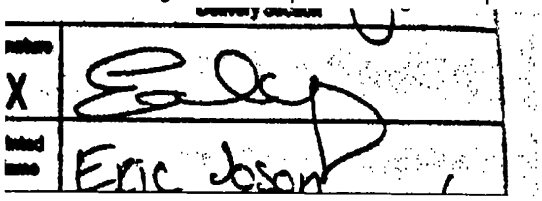
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 21. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. 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

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Customer Reference Number: 2024-C-000111 FAYETTE

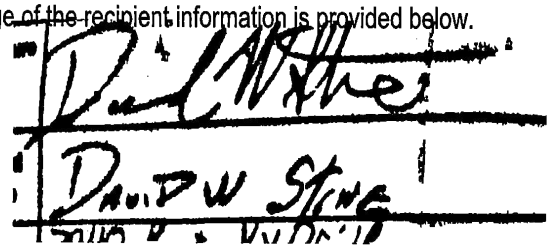
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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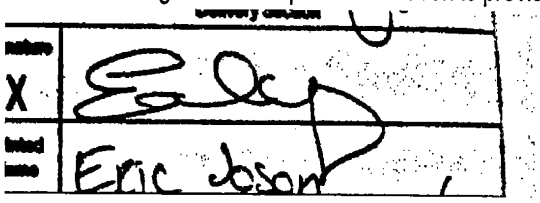
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

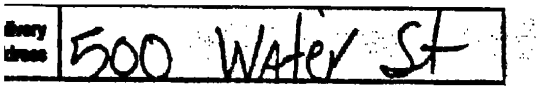
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 14. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. 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

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Customer Reference Number: 2024-C-000111 FAYETTE

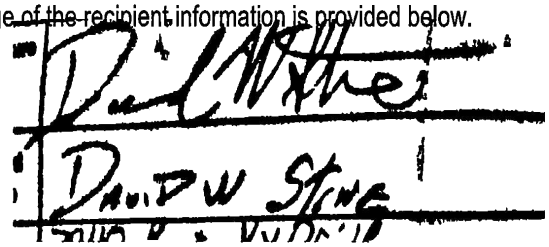
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

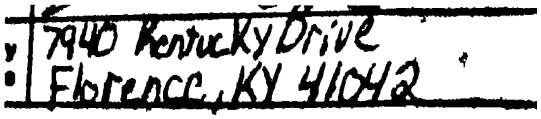
STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :



Address of Recipient :



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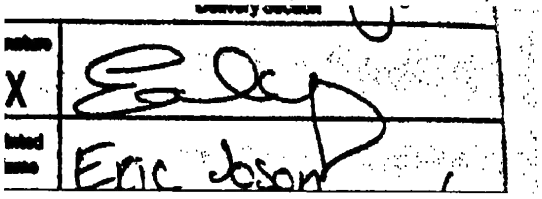
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 21. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. 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

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-000111 FAYETTE

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 8267 40

(2024-C-000111-FAYETTE COUNTY-WVTB LLC)
WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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



(2024-C-000111-FAYETTE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: CSX TRANSPORTATION, CSX TRANSPORTATION, 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-000111-FAYETTE COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT PLATEAU MAP 29C PARCEL 0098 0000 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000111 , located in PLATEAU District, 4.80 AC (C) ABANDONDED RAIL RD SCARBRO which was returned delinquent or nonentered in the name of CSX TRANSPORTATION , and was sold by the deputy commissioner of delinquent and nonentered lands of FAYETTE County at the sale for the delinquent taxes on April 8, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 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 - 15094 .	$289.55
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 2024-15125 .	$208.22
Additional taxes with interest.	$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	$150.80
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	$604.47
Additional Statutory Fees with Interest.	$0.00
Total Amount Due and Payable to **WV State Auditor** - cashier check, money order, certified or personal check.	**$1,253.04**

You may redeem at any time before January 31, 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of FAYETTE 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

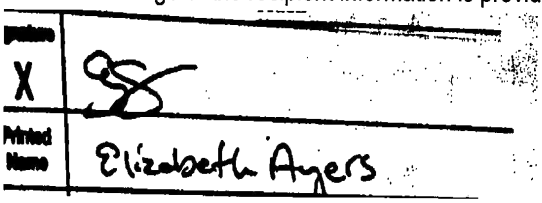
UNITED STATES POSTAL SERVICE

Date Produced: 08/18/2025

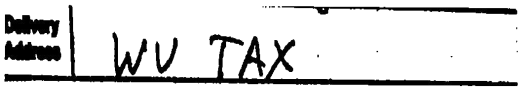
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8267 40. Our records indicate that this item was delivered on 08/16/2025 at 04:32 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,
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Customer Reference Number: 2024-C-000111 FAYETTE

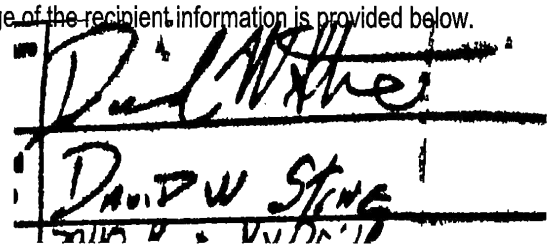
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

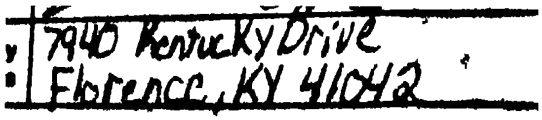
STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Address of Recipient :



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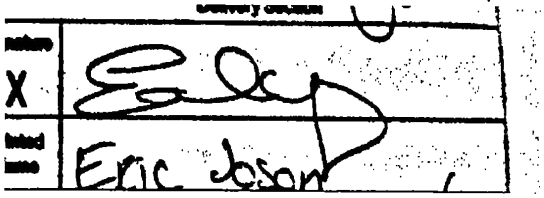
UNITED STATES POSTAL SERVICE

Date Produced: 08/25/2025

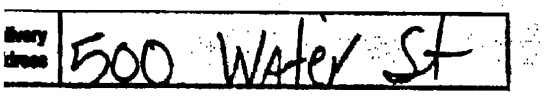
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8262 14. Our records indicate that this item was delivered on 08/19/2025 at 09:05 a.m. in JACKSONVILLE, FL 32206. The scanned image of the recipient information is provided below.

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Address of Recipient :



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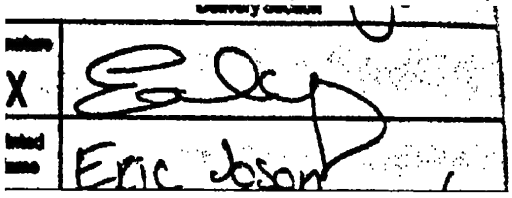
UNITED STATES POSTAL SERVICE

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