

JESSICA S. PETERS

TO: DEED

CHRISTOPHER D. ANDERSON and  
AMY L. ANDERSON, his wife

THIS DEED, made this 16<sup>th</sup> day of December, 2020, by and between Jessica S. Peters, grantor, party of the first part, and Christopher D. Anderson and Amy L. Anderson, his wife, grantees, parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration deemed valid at law, receipt whereof being hereby acknowledged, the said party of the first part does, by these presents, grant and convey unto the said parties of the second part as joint tenants with full rights of survivorship, and with covenants of General Warranty of Title, and to be free and clear of all liens and encumbrances, all those two certain tracts or parcels of real estate situate in Gore District, Hampshire County, West Virginia, and more particularly described as follows:

**FIRST PARCEL:** All that certain tract or parcel of real estate known and designated as **Parcel No. 1-C of Christina's World, II, Inc., Subdivision**, situate in Gore District, Hampshire County, West Virginia, containing **16.69 acres**, more or less, as shown on the map or plat of said Christina's World, II, Inc., Subdivision, which said Lot No. 1-C was surveyed by Mark O. Shaylor, LLS, a copy of which said description of survey is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Deed Book 383 at Pages 226-228. Said description of survey is made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said property. There is a plat of said tract of real estate of record in said Clerk's Office in Map Book 2 at Pages 9 - 10, and said plat is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said property. Said real estate is depicted on the 2020 Hampshire County Land Books as Tax Map 15, Parcel 6.34, for said District.

**SECOND PARCEL:** All that certain tract or parcel of real estate situate in Gore District, Hampshire County, West Virginia, being **Parcel 2C of Christina's World, II, Inc., subdivision**, containing **22.18 acres**, **more or less**, as more particularly described on the plat of Christina's World, II, of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book 2 at Pages 9-10. Said plat is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said property. Said real estate is depicted on the 2020 Hampshire County Land Books as Tax Map 15, Parcel 6.33, for said District.

And being the same real estate which was conveyed unto the grantor

herein by deed dated June 8, 2016, of record in the aforesaid Clerk's Office in Deed Book No. 536, at Page 805.

This conveyance is subject to all the restrictive covenants and conditions relating to said real estate in Gore District, Hampshire County, West Virginia, which said restrictive covenants and conditions are more particularly set forth in those two instruments, the first thereof being of record in the aforesaid Clerk's Office in Deed Book No. 203, at Page 476, and the second thereof being of record in said Clerk's Office in Deed Book No. 207, at Page 131, as well as those certain covenants of record in said Clerk's Office in Deed Book 359 at Page 685, and any and all amendments thereto, and any other restrictive covenants and conditions that may in anywise appertain to this real estate.

This conveyance is subject to any and all oil and gas leases which may encumber the property and which may be of record in the said Clerk's Office, and this conveyance is further subject to any and all easements for telephone and electric power lines which may be in and upon said property.

For the consideration aforesaid, there is further granted and conveyed unto the parties of the second part, their heirs and assigns, the perpetual right to use any and all rights of way or roadways as shown on the map or plat of the Christina's World, II, Inc., Subdivision, for the purpose of going to and from the public highway, same to be used in conjunction with all other persons having a lawful right to use same.

This conveyance is made unto the Grantees herein as joint tenants with full rights of survivorship, which is to say, if Christopher D. Anderson should predecease his wife, Amy L. Anderson, then the entire fee simple title in and to said real estate shall vest solely in Amy L. Anderson; and if Amy L. Anderson should predecease her husband, Christopher D. Anderson, then the entire fee simple title in and to said real estate shall vest solely in Christopher D. Anderson.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2020, although same may still be assessed in the name of the grantor.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \$290,000.00.

The grantor affirms that she is a nonresident of the State of West

Virginia, and is therefore subject to the withholding tax on West Virginia source income of nonresidents, pursuant to West Virginia Code.

WITNESS the following signatures and seals:



Jessica S. Peters

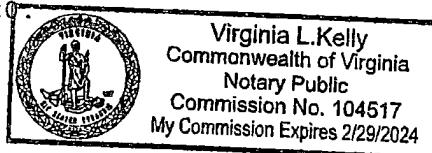
(SEAL)

STATE OF Virginia,

COUNTY OF Frederick, TO WIT:

I, Virginia L. Kelly, a Notary Public in and for the county and state aforesaid, do hereby certify Jessica S. Peters, whose name is signed and affixed to the foregoing deed dated the 16<sup>th</sup> day of December, 2020, has this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of December, 2020.



Virginia L. Kelly  
Notary Public

Notary Seal

This instrument was prepared by W. Joseph Milleson, Jr., without the benefit of a title examination, title report, title certificate, or title insurance commitment and neither the preparer nor Keaton, Frazer & Milleson, PLLC, by the preparation of this instrument make any express or implied warranties, representations, or affirmations of any kind, nature, or character, including, without limitation, warranties, representations, or affirmations relating to the quality of title, the nature of title, possession, quiet enjoyment, merchantability, fitness or a particular purpose, the condition of the property, access to the property, or the capacity of any of the grantors to grant or convey title.

Z:\Janie\DEEDS\C\Christinas World. Parcels 1C & 2C. Anderson fr Peters.2020.1598.wpd  
mak/12-16-20

KEATON,  
FRAZER,  
& MILLESON,  
PLLC  
ATTORNEYS AT LAW  
56 E. MAIN STREET  
ROMNEY, WV 26757

Hampshire County  
ERIC W. STRITE, Clerk  
Instrument 205985  
01/08/2021 @ 11:06:38 AM  
DEED  
Book 571 @ Page 820  
Pages Recorded 3  
Recording Cost \$ 46.00  
Transfer Tax \$ 1595.00  
Farm Land Tax \$ 638.00