

Lincoln County
Kristy Scraggs, Clerk
Instrument 202400000114
01/18/2024 @ 12:52:06 PM
DEED
Book 434 @ Page 423
Pages Recorded 2
Recording Cost \$ 52.00
Transfer Tax \$ 5.50
Farm Land Tax \$ 2.20

SPECIAL WARRANTY DEED

THIS DEED, made this 26th of December, 2023, by and between,

VOLUSIA VENTURES, LLC, a West Virginia Limited Liability Company,
the **GRANTOR**,

and

WVTI, LLC, a West Virginia Limited Liability Company, the **GRANTEE**,

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by the **GRANTEE** unto the **GRANTOR**, the receipt of which is hereby acknowledged, the said **GRANTOR** does hereby grant and convey, with covenants of **SPECIAL WARRANTY**, unto the said **WVTI, LLC**, its successors and assigns, all right, title and interest in and to the *Surface Only* of that certain lot, tract, or parcel of real estate, situate in **Jefferson District, Lincoln County, West Virginia** and more particularly bounded and described as follows:

.75 AC

PRIOR DEED REFERENCE: BOOK 416 PAGE 382

The GRANTOR herein does hereby reserve their respective rights in and to all coal, oil, gas, minerals and all subsurface strata and rights, including rights of extraction within and underlying the subject property.

This conveyance is made on an “as is” basis, with no warranty, express or implied.

This conveyance is made subject to all legal highways, zoning laws, ordinances, and regulations and to all restrictions, easements, rights of way, exceptions, reservations, and conditions contained in prior instruments of record in the chain of title to the properties conveyed hereby.

The **GRANTOR** herein does attest and certify that it is a Limited Liability Company of the State of West Virginia, and does so for purpose of compliance with WV Code § 11-21-71b.

It is the intent of the **GRANTOR** herein to convey the use of any and all legal rights-of-way and easements in, to, across, appurtenant to, or incident to the said property

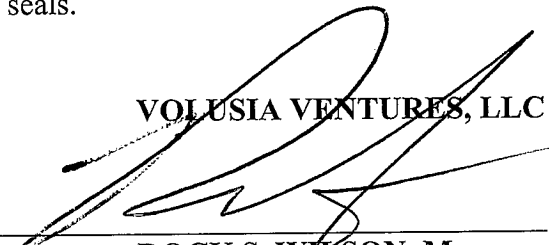
herein described which may be owned or used by it at the time of this conveyance, whether of record or acquired by prescriptive use.

TO HAVE AND TO HOLD unto the said, **WVTI, LLC**, its successors and assigns, the real estate herein described, together with all the appurtenances thereto.

DECLARATION OF CONSIDERATION

The parties hereto declare the total consideration paid for the above conveyance by the instrument to which this declaration is appended is **NINE HUNDRED DOLLARS (\$900.00)**.

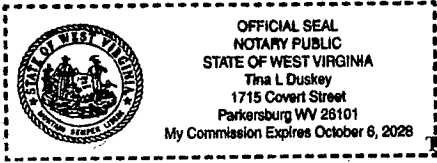
WITNESS the following signatures and seals.


By: 
VOLUSIA VENTURES, LLC
ROCK S. WILSON, Manager

STATE OF WEST VIRGINIA,
COUNTY OF WOOD, TO-WIT:

The foregoing instrument was acknowledged before me this 27 day of December, 2023, by **ROCK S. WILSON**, Manager of **VOLUSIA VENTURES, LLC**, a West Virginia Limited Liability Company.

My commission expires October 6, 2028.




NOTARY PUBLIC

This instrument was prepared without certification or examination of title by
Rock S. Wilson, Attorney at Law,
Po Box 346, Williamstown, WV 26187

LINCOLN 19-92 (FAKOUREY) VOLUSIA VENTURES, LLC DEED TO WVTI, LLC

STATE TAX COMMISSIONER OF WEST VIRGINIA SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: LINCOLN Taxing District: JEFFERSON
 Tax Map No.(s): 15 Parcel(s): 1.1
 Tax Map No.(s): _____ Parcel(s): _____
 Account #: _____
 Mineral ID #: _____
 Grantor's Name: VOLUSIA VENTURES, LLC Phone No. (304) 200 - 2049
 Grantee's Name: WVTI, LLC Phone No. () -
 Mailing Address of New Owner: 18102 SENECA TRAIL, MARLINTON WV 24954
 Mailing Address for Tax Statements: SAME
 Most Recent Previous Deed Book No.: 419 Page No.: 382
 Grantor's Source of Title: _____

(If not by "Previous Deed" referenced above.)

(a) Real Estate: Consideration/Value: \$ 900.00 (b) Other Valuable Goods/Services: (If Applicable)
 \$ _____

Lot Size or Acreage Involved: .75 AC

Estate(s) Transferred: SURFACE

(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market?
- (2) Does this transaction involve more than one parcel?
- (3) Was this sale between related individuals or related corporations?
- (4) Was this a liquidation, foreclosure or other "Forced" sale?
- (5) Is this transaction pursuant to a land contract or owner financing?
- (6) Does this transaction include personal property?
- (7) Does this transaction include minerals and/or timber?
- (8) Any other financing arrangements materially affecting consideration?
- (9) Is this a mineral sale only?

Yes / No (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)
 Yes / NO (Circle One)

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:

Explanation: SPLIT TICKET FOR MINERALS

Printed Name Rock S. Wilson Signature _____ Phone Number _____
 Filed By (check one): ☐ Buyer ☐ Seller ☒ Agent/Attorney ☐ Other

LIENHOLDER INFORMATION (OPTIONAL)

☐ Check if change of name or address

Name: _____
 Address for Notice: _____

INTEREST IN PROPERTY

_____ Surface Owner's Rights Deed Book: _____ Page No.: _____
 _____ Fiduciary Interest Relationship to Owner: _____
 _____ Lienholder Trust Deed Book No.: _____ Page No.: _____
 _____ Other

To Be Completed By County Clerk:		Sheriff's Use Only	
Stamp Fee Paid:	\$ <u>5.50</u>	Date Received:	
Date Recorded:	<u>01/18/2024</u>	Effective Dates of Lien:	
New Deed Book No.:	<u>434</u>	Date Entered:	
New Deed Book Page No.:	<u>423</u>	Entered By:	
Date of Transaction:	<u>12/26/2023</u>	Tax Ticket No.:	

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released: _____
 Signature of Lienholder: _____

COPIES: WHITE ~ ASSESSOR

CANARY ~ SHERIFF

PINK ~ TAX COMMISSIONER

GOLDENROD ~ PREPARER

Print Form

Reset Form

PAYEE RECEIPT - NON NEGOTIABLE

FROM: WVTI LLC

Check: 4083

Date: 01/12/2024 \$ 59.70

MEMO:record deed

Lincoln County Clerk

Lincoln County Clerk
Lincoln County Courthouse
8000 Court Ave
Hamlin, WV 25523