

Roane County
Sena M. McDonald, Clerk
Instrument 2189689
10/24/2023 @ 12:44:19 PM
DEED
Book 647 @ Page 604
Pages Recorded 6
Recording Cost \$ 53.00
Transfer Tax \$ 1100.00
Farm Land Tax \$ 440.00

WARRANTY DEED

THIS DEED, made this 13 day of October, 2023, by and between, **XXX Bar Ranch, LLC**, a limited liability company organized under the laws of the state of Missouri, hereinafter referred to as "GRANTOR", and **William J. Adkins, Sr.**, hereinafter referred to as "GRANTEE".

WITNESSETH: FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby grant, convey and warrant with covenants of GENERAL WARRANTY, unto the GRANTEE, his heirs and assigns forever, with covenants of GENERAL WARRANTY, the following land and property, together with all improvements located thereon, in Roane, County, West Virginia, to-wit:

See attached Exhibit A.

LSOT: Deed Book 629, Page 101, dated January 26, 2022.

WV-40060

The real estate conveyed by this instrument is subject to all exceptions, reservations, easements, covenants, conditions, agreements, land use regulations, rights-of-way, restrictions, servitudes, municipal ordinances, prior out conveyances, prior conveyances of minerals and rights to extract the same, mineral severances and limitations of use as have been imposed upon such property by Grantor or the predecessors in title, and those shown on all recorded plats of survey, of record affecting the real estate, to the extent the same are now in effect.

To have and to hold unto Grantee, and unto Grantee's heirs and assigns forever with all appurtenances thereunto belonging.

The Grantor warrants that they have no knowledge or reason to believe that the subject property or its substrata contains an underground storage tank which is regulated by the provisions of the WV Underground Storage Tank Act, W. Va. Code Sec. 22-17-19.

The property described above is assessed for taxations purposes for the 2023 year upon the land books for Walton District, Roane, County, West Virginia, as follows:

Account No. 96118001
XXX Bar Ranch, LLC
Map 28 Parcel 8

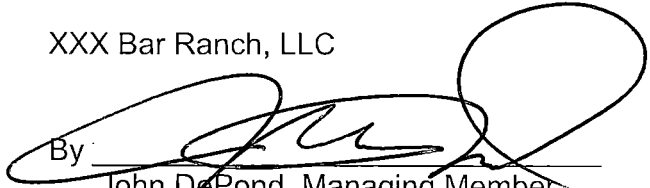
DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the total consideration paid for the real estate conveyed by the document to which this declaration is attached is TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

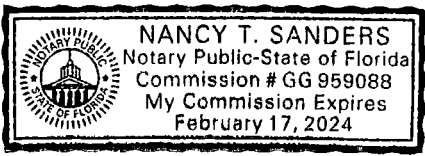
WITNESS the following signature:


XXX Bar Ranch, LLC

By 
John DePond, Managing Member

STATE OF FLORIDA
COUNTY OF MANATEE, SS:

The foregoing instrument was acknowledged before me this 13 day of October, 2023 by John DePond, Managing Member of XXX Bar Ranch, LLC, a limited liability company organized under the laws of the state of Missouri, on behalf of the limited liability company.

{seal} 


Notary Public
State and County Aforesaid

My Commission Expires: 2/17/2024

The Grantee intends to occupy the property as a primary residence _____
The Grantee does not intend to occupy the property as a primary residence _____

The Grantor is a West Virginia corporation and is not subject to State Withholding Tax _____
The Grantor is not a West Virginia corporation and is subject to State Withholding Tax _____

THIS INSTRUMENT PREPARED BY:
EDWARDS, KLEIN, ANDERSON, SHOPE & WALTERS, PLLC
Attorneys at Law
1426 Sixth Avenue, Suite 201
Huntington, WV 25701

Exhibit "A"

The following lands and property, together with all improvements located thereon, lying in the County of Roane, State of West Virginia, to-wit:

All that surface only of that certain lot, tract or parcel of land, lying and being situate in Walton District, Roane County, West Virginia, and being more particularly bounded and described as follows:

Beginning at a 24" Red Oak and being in the line of Bobby Lee Newhouse (DB 380 PG 554); thence with the Newhouse line the following ten courses, and being more particularly described as follows:

S19°09'13"E, 418.16 feet to a 18" White Oak; thence
N69°42'34"E, 330.82 feet to a 18" Walnut; thence
N25°34'17"E, 149.94 feet to a 5/8" rebar with cap; thence
N66°31'56"E, 347.38 feet to a 36" Sycamore; thence
N68°38'24"E, 117.06 feet to a 5/8" rebar with cap; thence
N70°10'32"E, 168.39 feet to a 5/8" rebar with cap; thence
N57°17'11"E, 87.94 feet to a 5/8" rebar with cap; thence
N43°48'44"E, 237.31 feet to a 5/8" rebar with cap; thence
N73°33'28"E, 127.94 feet to a 30" sycamore; thence
S57°02'55"E, 236.94 feet to a point in Sweet Grape Branch; thence with nineteen new courses in the parent tract
S22°57'39"E, passing a 5/8" rebar with cap set at 83.82 feet a total distance of 94.39 feet to a point in a 20' wide right of way; thence with said right of way the following nine courses
S85°53'19"W, 23.11 feet to a point; thence
N84°02'59"W, 141.74 feet to a point; thence
N77°57'30"W, 124.49 feet to a point; thence
S58°29'01"W, 209.48 feet to a point; thence
S48°53'16"W, 83.45 feet to a point; thence
S57°44'20"W, 61.02 feet to a point; thence
S68°22'30"W, 250.97 feet to a point; thence
S64°20'36"W, 76.03 feet to a point; thence
S69°34'50"W, 153.44 feet to a point; thence leaving said right of way
S22°53'27"E, passing a 5/8" rebar with cap set at 20.00 feet a total distance of 76.55 feet to a 5/8" rebar with cap set; thence
S21°30'57"W, 200.98 feet to a 5/8" rebar with cap set; thence
S31°10'11"W, 153.23 feet to a 5/8" rebar with cap set; thence
S55°54'03"W, 273.82 feet to a 5/8" rebar with cap set; thence
N24°35'34"W, 154.00 feet to a 5/8" rebar with cap set; thence
N72°27'14"W, 81.81 feet to a 5/8" rebar with cap set; thence
N69°16'26"W, 146.43 feet to a 5/8" rebar with cap set; thence
N61°00'40"W, 215.03 feet to a 5/8" rebar with cap set; thence

N24°18'08"E, 494.52 feet to the point of beginning, containing 10.00 more or less and more particularly shown upon a plat of survey, dated September 4, 2018, made by Jeffery L. Snyder, P.S. 2338, recorded in Map Book 629, Page 101.

There is further herein conveyed unto the party of the second part, their heirs and assigns, a right of way over the existing road over lands owned by first party, for ingress and egress to the subject property from US Route 119, as shown on said plat of survey.

LSOT: Deed Book 629, Page 101, dated January 26, 2022.

WV-40060

This instrument was presented to the Clerk of the County Commission of Roane County, West Virginia: and the same is admitted to record.

Teste: *Sana M McDonald* Clerk
Roane County Commission

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: Roane Taxing District: 09-Walton
Tax Map No.(s): 28 Parcel(s): 8
Tax Map No.(s): Parcel(s):
Account#: 96118001
Mineral ID#:
Grantor's Name: XXX Bar Ranch, LLC Phone No. (850) 637-0521
Grantee's Name: William J. Adkins, Sr. Phone No. (248) 701-1575
Mailing Address of New Owner: 222 Sweet Grape Run, Walton, WV 25286
Mailing Address for Tax Statements: 222 Sweet Grape Run, Walton, WV 25286
Most Recent Previous Deed Book No.: 629 Page No.: 101
Grantor's Source of Title: Prior Deed

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

Consideration/Value: Real Estate: \$ 200,000.00 (b) Other Valuable Goods/Services: (If Applicable) \$
Lot Size or Acreage Involved: 240.01 Sur Lefthand (Managed Timber)
Estate(s) Transferred: Fee
(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? Yes / No (Circle One)
(2) Does this transaction involve more than one parcel? Yes / No (Circle One)
(3) Was this sale between related individuals or related corporations? Yes / No (Circle One)
(4) Was this a liquidation, foreclosure or other "Forced" sale? Yes / No (Circle One)
(5) Is this transaction pursuant to a land contract or owner financing? Yes / No (Circle One)
(6) Does this transaction include personal property? Yes / No (Circle One)
(7) Does this transaction include minerals and/or timber? Yes / No (Circle One)
(8) Any other financing arrangements materially affecting consideration? Yes / No (Circle One)
(9) Is this a mineral sale only? Yes / No (Circle One)

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

Explanation:

Printed Name: BesTitle Agency, Inc. Signature: Kathleen Burch Phone Number: (304) 927-1900

Filed By (check one): [] Buyer [] Seller [] Agent/Attorney [] Other

LIENHOLDER INFORMATION (OPTIONAL)

[] Check if change of name or address

Name: Mortgage Research Center, LLC, dba Veterans United Home Loans
Address for Notice: 550 Veterans United Drive
Columbia, MO 65201

INTEREST IN PROPERTY

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

Table with 2 columns: To Be Completed By County Clerk (Stamp Fee Paid, Date Recorded, New Deed Book No., New Deed Book Page No., Date of Transaction) and Sheriff's Use Only (Date Received, Effective Dates of Lien, Date Entered, Entered By, Tax Ticket No.)

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released:
Signature of Lienholder: