

224/374

Pendleton County  
Clerk's Office  
Pendleton, West Virginia  
COUNTY & DISTRICT IN  
2024

Earl 200 11 Page 216  
Taxes Recorded 1  
Recording Fee \$  
Transfer Tax \$  
Total Landed Fee \$

2024  
\$50.00  
\$0.00  
\$0.00

THIS DEED, made and entered into on this 1<sup>st</sup> day of March, 2024, by and between **MELANIE B. RUDDLE** and **ASHLEY A. HOLLOWAY**, herein referred to as Grantors and Parties of the First Part, and **JARED VANMETER**, herein referred to as Grantee and Party of the Second Part.

**CONVEYANCE OF TITLE**

NOW THEREFORE THIS DEED WITNESSETH that for and in consideration of the sum of **ONE HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00)**, cash paid, the receipt of which is hereby acknowledged, the Grantors hereby grant and convey to the Grantee, with covenants of general warranty of title, the following described tract or parcel, together with the improvements thereon and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in any wise appertaining, lying and being situate Bethel District, Pendleton County, West Virginia, and being more particularly described by its metes and bounds as follows:

Beginning at a corner of Wesley Eye and Winton E. Joseph on the southwest side of U.S. Route 33, thence southwest 135 feet with the line of Joseph to an iron stake, thence southeast 110 feet to an iron stake, thence northeast 135 feet to an iron stake located on the south side of U.S. Route 33, northwest 110 feet to the beginning, containing 14,850 square feet, more or less, and being the same real estate granted and conveyed to the Grantors herein by that certain deed dated August 2, 2002, recorded August 5, 2002, and of record in the Office of the Clerk of the County Commission of Pendleton County, West Virginia in Deed Book 160, at page 315.

**EASEMENTS, PROTECTIVE AND RESTRICTIVE COVENANTS**

The Grantors further grant and convey to the Grantee, his heirs and assigns, the right to use a septic system located on the adjoining real estate of Winton E. Joseph and JoAnn Joseph, as conveyed to them in accordance with that certain Deed hereinabove made reference to, subject to the maintenance agreement.

The Grantor further grants and conveys unto the Grantee, his heirs and assigns, all rights of way and easements appertaining to the foresaid real estate.

The Grantors makes this conveyance expressly subject to the reservations, restrictions, protective covenants, conditions, rights-of-way, and easements, contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property conveyed herein which have not expired by limitation of time contained therein or have not otherwise become ineffective, and to all matters visible upon inspection.

The Grantors also grants and conveys the Grantees and his assigns in title all the tenements, hereditaments, easements, remainder interests, reversionary interests, and appurtenances

2024 MAR 11 10:00 AM  
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belonging to or in any manner appertaining to the real estate herein conveyed or of any part of such real estate herein conveyed.

**ELECTRONIC SIGNATURE AND DELIVERY**

The undersigned, as authorized by West Virginia Code 39A-1-7, intends that an accurate copy of this deed including the signature of the undersigned, which has been (a) executed, (b) delivered, or (c) executed and delivered via facsimile or other electronic transmission which provides an accurate copy of the deed, shall be deemed an original.

**REAL ESTATE TAX MAP INFORMATION**

The real estate herein conveyed is a portion of that tract of real estate carried on the Land Books of Pendleton County, West Virginia as Tax Map 45B, Parcel 13.1 in Bethel District.

**DECLARATION OF CONSIDERATION OF VALUE AND AFFIRMATION OF RESIDENCY**

The undersigned does state and affirm under the penalties of fine and imprisonment as provided by law the following: The total consideration paid for the property transferred by this document is \$125,000.

The Grantors are not subject to the State of West Virginia income tax withholding requirements of West Virginia Code 11-21-71B since both are residents of the State of West Virginia.

**WITNESS THE FOLLOWING SIGNATURES.**

*Melanie B. Ruddle*  
MELANIE B. RUDDLE

*Ashley Holloway*  
ASHLEY A. HOLLOWAY

STATE OF WEST VIRGINIA,

COUNTY OF PENDLETON. TO-WIT:

I. G. Tsaoas Spangole, III, a Notary Public in and for the State aforesaid, do certify that Melanie B. Ruddle, whose name is signed to the foregoing document dated March 1, 2024, has acknowledged her signature before me in said state. Furthermore as authorized by West Virginia Code 39A-1-7, the undersigned intends that an accurate copy of this document, including the signature of the undersigned, which has been (a) executed, (b) delivered, or (c) executed and delivered via facsimile or other electronic transmission shall be deemed an original.

Given under my hand this 1<sup>st</sup> day of March, 2024.