

DocuSigned by:

Chloe Ann Fox

F746856CEFDA430...

LAST WILL AND TESTAMENT

I, Lorah L. Fox, of Rt. 1, Box 269, Fayetteville, Fayette County, West Virginia, being of sound mind and disposing memory, do hereby declare and make this my Last Will and Testament, hereby revoking all Wills and other testamentary writings of any nature by me heretofore made and with the intention of disposing of my entire estate.

ITEM ONE

I direct my personal representative, hereinafter named, to pay all of my debts, including the expenses attending my last illness, funeral, the administration of my estate and any estate or inheritance taxes that may be assessed by any lawful authority.

ITEM TWO

After carrying out the provisions of Item One, above, I leave all of my estate, which shall include all of my property, real, personal and mixed, tangible and intangible, in being or expectancy, of whatsoever kind and nature and wheresoever the same may be located, which I may own or possess or to which I may be entitled at the time of my death, unto my wife, Chloe A. Fox, should she survive me, and I leave the same unto her outright and as and for her sole and absolute property, to dispose of as she shall deem appropriate.

ITEM THREE

In the event my said wife, ~~Chloe~~^{Chloe} A. Fox, should predecease me or should her death occur at the same time as does mine as a result of a common accident or other cause, then I leave all of my estate unto my son, Michael Fox and my daughter, Rebekah Fox, with equal division.

ITEM FOUR

I hereby nominate and appoint my son, Michael Fox, and my daughter Rebekah Fox, both of whom are residents of the State of West Virginia, as my personal representatives, to serve jointly and to be qualified as such without bond or security. In the event one of my named fiduciaries is unable to serve for any reason, the other shall be qualified to act as such, to act solely and without bond.

Given under my hand this 3 day of March, 1993.

Lorah L. Fox

The above signature of the testator was made and the forgoing Will acknowledged to be Lorah L. Fox, Last Will and Testament by the said testator in the presence of us, two competent witnesses present at the time, and we, the said witnesses, hereunto subscribed the said Will on the day last above written, at his request, as attesting witnesses, in the presence of the said testator and of each other and we certify that he was then of sound mind and over the age of twenty-one years.

DocuSigned by:

Lorah Ann Fox

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Barry Massey
Witness

124 South Center St Oak Hill
Address

John J. Srednicki, Jr.
Witness

Rt #1, Box 137A Fayetteville
Address

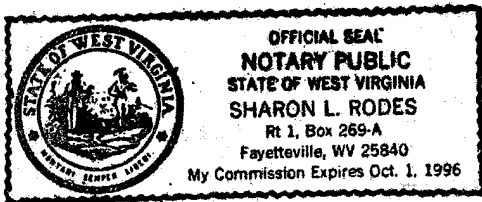
STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, TO-WIT:

This day personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Barry Massey and John J. Srednicki, Jr., after being first duly sworn, on their oaths depose and say that they and each of them were attesting witnesses to the LAST WILL AND TESTAMENT of Lorah L. Fox, hereto attached and bearing the 3rd day of March, 1993; that the said Last Will and Testament was signed by Lorah L. Fox, and acknowledged by him as and for his LAST WILL and TESTAMENT in their presence, they all being present at the same time; that at his request they each signed said LAST WILL and TESTAMENT as attesting witnesses thereto, and that to the best of their knowledge and belief the said Lorah L. Fox was competent to make a Will and was in full possession of his mental faculties at the time of the execution of the same, and that the said LAST WILL AND TESTAMENT was declared by him to be his true disposition of his property.

Barry Massey

John J. Srednicki, Jr.

Subscribed and sworn to before me, the undersigned authority, by BARRY MASSEY and John J. Srednicki, Jr., on this the 3rd day of March, 1993.



Sharon L. Rodes
Notary Public

My commission expires: 10-1-96

DocuSigned by:

Chloe Ann Fox

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United States of America

State of West Virginia



County of Fayette, ss:

Will with Two Witnesses

In the County Commission of Fayette County

RE: Estate of LORAH L FOX, this the 29th day of January, 2014.

This day came CHLOE A FOX, presented and offered for probate a paper writing purporting to be the Last Will and Testament of LORAH L FOX.

And it appearing to the Commission that the said decedent, at the time of his death had a known place of residence in the County of Fayette and State of West Virginia, and thereupon came BARRY MASSEY and JOHN J SHREDNICKI JR the two subscribing witnesses thereto, who, after being duly sworn, did depose and say that LORAH L FOX the testator, signed and acknowledged the said paper writing as, and for his Last Will and Testament in their presence, and at the time thereof, the said LORAH L FOX was of sound mind and disposing memory, and over the age of eighteen (18) years, and at the request of the said LORAH L FOX they, the said BARRY MASSEY and JOHN J SHREDNICKI JR both signed their names to the said paper writing in the presence of the said testator/rix, and in the presence of each other, as attesting witnesses thereof.

The said Will, being thus proved, is admitted to probate and ordered to be recorded and filed as directed by law.

A true copy from the records,

Attest:

Kelvin E. Holliday

Kelvin E. Holliday
Clerk of the Fayette County Commission

Kelvin E. Holliday
FAYETTE COUNTY 09:08:39 AM
Instrument No 2014001173
Date Recorded 01/29/2014
Document Type EXM
Pages Recorded 3
Book-Page 82-580
Recording Fee \$5.00
Additional \$6.00

DocuSigned by:
Chloe Ann Fox
F746856CEFDA430...

DEED

THIS DEED, made this the 21st day of March, 2017, by and between **ALVIN H. ELLISON, JR.**, party of the first part, and **CHLOE A. FOX**, party of the second part,

WITNESSETH:

That for the consideration of Ten Dollars (\$10.00) this day cash in hand paid by the party of the second part to the party of the first part, and for other good and valuable consideration hereinafter set forth, the receipt and sufficiency all of which being hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the party of the second part, with covenants of General Warranty of Title, the surface of all that certain lot or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate in or near the community of Glen Jean, Plateau District, Fayette County, West Virginia, and being more particularly described as follows:

LOT NO. 192, as shown on a map entitled "Map of the Town of Glen Jean, West Virginia", which said map is of record in the Fayette County Commission Clerk's office in Map Book No. 7, at Page 57.

And being the same property heretofore conveyed unto Alvin H. Ellison, Jr. by deed of Robert W. Walker and Kay F. Walker, husband and wife, dated the 30th day of June, 2000, and of record in the Office of the Clerk of the County Commission of Fayette County, West Virginia, in Deed Book 570 at Page 96.

This deed is made and accepted subject to all lawful and enforceable reservations, restrictions, conditions and covenants made and contained in all former deeds of record in the chain of title to the above-described property.

TO HAVE AND TO HOLD the real estate as hereinabove described, together with all of the improvements, rights, privileges, easements, and appurtenances thereunto belonging or in any manner appertaining, unto the Grantee and her heirs and assigns, forever.

The above-described property is listed on the 2016 Fayette County Land Books in Plateau District in the name of Alvin H. Ellison, Jr. and described as: PT Lot 192 Glen Jean SD, Map 45D, Parcel 11, Account No. 06256115.

*Return: Chloe A. Fox
238 Chapel Rd.
Fayetteville WV 25840*

DocuSigned by:
Chloe Ann Fox
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The address of the grantee is 238 Chapel Road, Fayetteville, West Virginia 25840.

The parties hereto hereby declare that the total consideration being paid for the property conveyed herein is the sum of \$18,000.00.

WITNESS the following signature:

Alvin H. Ellison, Jr.
ALVIN H. ELLISON, JR.

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

The foregoing instrument was acknowledged before the undersigned authority on this the 21st day of March, 2017, by **Alvin H. Ellison, Jr.**

SEAL

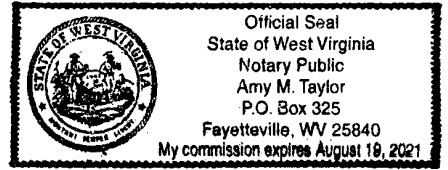
Amy M. Taylor
Notary Public

My commission expires:

August 19, 2021

**THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE SEARCH BY:**

**Ralph C. Young (WV State Bar No. 4176)
Attorney at Law**



Kelvin E. Holliday
FAYETTE County 03:49:59 PM
Instrument No 2017003484
Date Recorded 03/21/2017
Document Type DE
Pages Recorded 2
Book-Page 746-599
Recording Fee \$11.00
Transfer Tax \$79.20
HB4331 Tax \$39.60
Additional \$25.00