

267 STRATTON ALLEY
LEWISBURG WV 24901-1047

Monroe County
Donald J Evans, Clerk
Instrument 172374
07/22/2021 @ 12:49:06 PM
DEED
Book 307 @ Page 161
Pages Recorded 3
Recording Cost \$ 46.00
Transfer Tax \$ 264.00
Farm Land Tax \$ 132.00

Virginia A. Lemon, PLLC
267 Stratton Alley
Lewisburg, WV 24901

RETURN TO: I

THIS DEED, made and entered into this the 30th day of June, 2021, by and between

GAYLE SCHROYER fka GAYLE SHARP, party of the first part, **GRANTOR**, and **DONALD FERGUSON**, party of the second part, **GRANTEE**:

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby GRANT and CONVEY, unto the party of the second part, with covenants of GENERAL WARRANTY of title, all of that certain lot, tract or parcel of land, together with the buildings thereon, and the easements, rights of way and appurtenances thereunto belonging, being situate in Union District, Monroe County, West Virginia, more particularly bounded and described as follows:

“Twenty-four (24) acres, more or less, being all of the Horace C. Kessinger and Eva Lillian Kessinger lands situate on the west side of U.S. Route 219, bounded on the north by Fullen, on the west and southwest by Riffe and on the East by Route 219 and a previous outsale of 0.90 acres, more or less, to the Monroe County Historical Society of record in Deed Book number 163 at Page number 501.”

And being the same real property as that conveyed unto Gayle Sharp by deed dated March 13, 1987 from Paul Wickline and Ella L. Wickline, and of record in the Office of the Clerk of the County Commission of Monroe County, West Virginia in Deed Book 179 at Page 8.

Reference is hereby made to all prior instruments in the chain of title for all reservations, restrictions, and limitations pertaining to the real estate hereby conveyed and for a more particular description of the property.

TO HAVE AND TO HOLD, unto the party of the second part, as aforesaid, his heirs and assigns forever.

DECLARATION OF RESIDENCY

Under penalties of perjury as provided by law, the undersigned grantor, does hereby declare that she is a resident of West Virginia and is exempt from the requirements pursuant to West Virginia Code §11-21-71B.



WITNESS the following signature.

^{DS}
RAG

Gayle Schroyer
GAYLE SCHROYER FKA
GAYLE SHARP

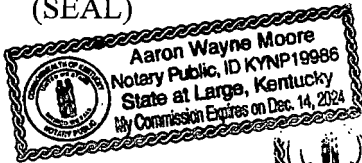
STATE OF KENTUCKY,

COUNTY OF WASHINGTON, TO-WIT:

The foregoing instrument was acknowledged before me this 12th day
of July 2021, by GAYLE SCHROYER FKA GAYLE SHARP.

My commission expires: 12-14-2024

(SEAL)



Aaron Moore
Notary Public



This instrument was prepared by Virginia A. Lemon, PLLC, 267 Stratton Alley, Lewisburg, WV.