RON ALLEN PUBLISHER

THE HURRICANE BREEZE

THE WEEKLY NEWSPAPER FOR ALL OF PUTNAM COUNTY
P.O. BOX 310
HURRICANE, WEST VIRGINIA 25526

CERTIFICATE OF PUBLICATION

STATE OF WEST VIRGINIA, COUNTY OF PUTNAM, To wit:

The Hurricane Breeze

Subscribed and sworn to before me this .. 13th day

of October, 2022...

NOTARY PUBLIC OFFICIAL SEAL
RETHA A LEMON
State of West Virginia
My Commission Expires
January 28, 2023
888 Midland Trall Hurricane, WV 25526

NOTICE

This Notice is to inform anyone who has lawful standing to view this file and who wishes to review the complete file on record may do so by requesting an appointment with

Pamela Louise Brewer c/o rural route H066 Box 29 at 4229 Poca River Road South Poca, West Virginia Zip Exempt

Phone: 304-546-4959

Email: pamsbrewer@yahoo.com

Notice #1

I, Pamela Louise Brewer, will set the time, date and place for the review of my papers, no exceptions!

Notice #2

I, Pamela Louise Brewer, have the certified copies of each transfer listed in the summary of the chain of title.

Notice #3

This formal notice has a total of _____ pages.

It includes:

- 1. Notice of Certificate of Acceptance of Declaration of Land Patent
- 2. Summary of Chain of Title
- 3. Certified Copy of the original land grant
- 4. Certified Copy of our current deed.

Notice #4

Failure of any lawful party claiming an interest to bring forward a lawful challenge to this Notice of Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent, as stipulated herein, will be lached and be estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, with sixty (60) calendar days of this notice, will forever bar any claimant from any claim against our allodial patent estate as described herein and will be a Final Judgment.

Pamela Louise Brewer and Wayne A. Brewer in care of Rural Route H066 Box 29 at 4229 Poca River Road South Poca, West Virginia [Zip Exempt] (Please be advised: ZIP Code declined)

NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT Patent Number Unknown

LAND GRANT DEED DATED December 1, A.D. 1773 <u>Library of Virginia Reel 1, Page 492</u>

NOTICE OF DECLARATION OF LAND GRANT

KNOW ALL MEN BY THESE PRESENTS: That **Pamela Louise Brewer and Wayne Allen Brewer** do certify and declare as follows: That named as "assigns" in the Original Land Grant Deed named above, We bring up said Grant Deed in our own names as it pertains to the land below described.

KNOW ALL YE MEN AND WOMEN BY THESE PRESENTS:

- 1. All written law must identify the territory over which it applies. This is known as Territorial Jurisdiction, which is necessary and must be proven when demanded.
- 2. This is a demand for proof of the alleged territorial jurisdiction of Rocket Mortgage on our private land located without STATE OF WEST VIRGINIA AND UNITED STATES.
- 3. We, the living man and woman, Pamela Louise Brewer and Wayne Allen Brewer, born as free inhabitants on the lands of West Virginia and New Jersey, do hereby certify and declare that We are the "Assignees" at law in the Original LAND GRANT DEED attached, named and numbered above; that We have brought forward said Original LAND GRANT DEED Forever Benefit (See HOOPER V. SCHEIMER, 64 U.S. 23 How 235 in our names as it pertains to the land described therein.

4. The Warranty Deed (Attachment "C") is our possession that legally describes the land as:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Situate on the following described real property:

Situate on Poca River, Poca District, Putnam County, West Virginia, and being more particularly described as follows:

PARCEL ONE: Beginning at an iron pin in the original southwesterly line of TRACT NO. 8 OF MAP OF PROPERTY MADE FOR SKIDMORE HEIRS as shown upon a map recorded in the Office of the Clerk of the County Commission of Putnam County, West Virginia, in Deed Book 121, Page 191, said point also being located N. 53° 29' W. a distance of 524.12 feet from an iron pin in the northwesterly line of West Virginia Secondary Route No. 31, said point also being located at the common corner to Parcels Nos. 1 and 3, and running thence from said beginning point with a part of the original southwesterly line of Tract No. 8 of map of property made for Skidmore Heirs N. 53° 29' W. passing a two (2) inch iron pipe (set) at the top of the bank of Poca River at a distance of 694.02 feet and continuing on in the same straight line in all a distance of 706.02 feet, more or less, to a stake at the waters edge of Poca River at the normal pool of Winfield Dam at an elevation of 566; thence running up Poca River with the waters edge as it meanders with five (5) courses and distances N. 61° 06' E. a distance of 131.22 feet to a stake; thence N. 69° 40' E. a distance of 175.61 feet to a stake; thence N. 78° 48' E. a distance of 173.54 feet to a stake; thence N. 84° 49' E. a distance of 191.27 feet to a stake; thence S.. 88° 11' E. a distance of 162.27 feet to a stake locted at the common corner to Parcels Nos. 2 and 3; thence running with two common lines between said parcels Nos. 2 and 3 leaving said Poca River S. 15° 14' W. passing an old two inch iron pin (found) at the top of the bank at a distance of 6.96 feet and continuing on in the same straight line in all a distance of 142.42 feet, more or less, to a two inch iron pipe (set) at a common corner to Parcel Nos. 1, 2 and 3; thence leaving said common line between said Parcels Nos. 2 and 3 and running with two common lines between Parcels Nos. 1 and 3 N. 87° 23' W. a distance of 190.83 feet to an iron pin (set); thence running S. 21° 50' W. a distance of 310.35 feet to the place of beginning containing 6.207 Acres more or less, and being Parcel No. 3 as shown upon a map made by Field Engineering Company entitled, "Map Showing Parcels of Land Located On Poca River, Poca District, Putnam County, W.V. Presently owned By Ronald E. Moore and Karen A. Moore, Et. AL.," and recorded in the aforesaid Clerk's Office in Deed Book 284, at Page 174.

PARCEL TWO: BEGINNING at an iron pin in the original southwesterly line of Tract No. 8 as shown upon a map entitled, "MAP OF PROPERTY MADE FOR SKIDMORE HEIRS" as shown upon a map recorded in the Office of the Clerk of the Putnam County Commission in Deed Book 121, page 191, said point also being located N. 53° 29' W. 218.78 feet from an iron pin (set) in the northwesterly line of West Virginia Secondary Route No. 31 at the most southerly corner of the parcel of land containing 1.786 acres hereinbefore described in the certain deed from Anna S. Moore, widow, to Thomas Herman Moore, dated December 23, 1981 and recorded in said Clerk's Office in Deed Book 261, page 495, said beginning point also being located at the common corner to Tract Nos. 7 and 8 as shown upon said map hereinbefore referred to, and running thence

from said beginning point leaving said common corner to Thomas H. Moore with a part of the original southwesterly line of Tract No. 8, N. 53° 29' W. 305.84 feet to an iron pin (set) at the common corner to the parcel of land hereby described and the parcel of land containing 6.207 acres heretobefore described in the certain deed from Anna S. Moore, widow to Ronald E. Moore and Karen A. Moore, dated December 28, 1984 and recorded in said Clerk's Office in Deed Book 284, page 171; thence leaving said original southwesterly line of Tract 8 with tow common lines between said parcels, N. 21° 50' E. 310.35 feet to an iron pin (set); thence running S. 87° 23' E. 190.83 feet to an iron pin (set) at a common corner to said parcels and the parcel of land containing 4.227 acres heretofore described in that certain deed from Ronald E. Moore and Karen A. Moore to Thomas H. Moore and Donna F. Moore, dated December 14, 1984 and recorded in said Clerk's Office in Deed Book 284, page 24; thence running with the common division line between said parcel hereby described and the parcel of land containing 4.227 acres owned by said Thomas H. Moore, S. 31° 59' E. 185.27 feet to an iron pin (set) at the common corner to the parcel of land hereby described and the parcels of land containing 4.227 acres and 1.786 acres presently owned by said Thomas H. Moore: thence leaving said 4.227 acre parcel and running with the common division line between said parcel hereby described and said 1.786 acre parcel S. 27° 30' W. 343.00 feet to the place of beginning, containing 2.698 acres, more or less, and being identified as Parcel No. 1 on the above referred to map recorded in Deed Book 284, at Page 174.

For the same consideration the parties of the first part further GRANT and CONVEY unto the parties of the second part the right to use that certain 15 foot wide road right-of-way leading from WV Route 31 to the property herein conveyed.

SAVING AND EXCEPTING an outconveyance of 5.55 acres, more or less, and being designated as Tract B, of record in Deed Book 362, Page 554.

END OF REAL PROPERTY DESCRIPTION

- 5. We, the living woman and man, Pamela Louise Brewer and Wayne Allen Brewer, domiciled on and having our dwelling on the land and of the Free and Independent State, West Virginia Republic, NON-DOMESTIC, The united States of America, attach herein said Original LAND GRANT DEED (Attachment "B"), summary chain of title (Attachment "A"), and Warranty Deed, as proof of the matters contained in this Notice.
- 6. NO CLAIM is made herein that We have been assigned the entire tract of land as described in the Original LAND GRANT DEED. Our assignment is inclusive of only the lawful description (item 4 above). The filing of this Notice shall not deny or infringe upon any right, privilege, or immunity of any other Heir or Assigns to any other portion of land covered in the above described Original LAND GRANT DEED.

If a lawfully qualified Sovereign American individual has a Lawful claim to said title and is challenged, the court must be a court of competent jurisdiction which is the Common Law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their Respective statutory, Legislative units (i.e. courts) would be an action at law which is outside the venue and the jurisdiction of these Article III Courts. There is no law issue continued herein which may be heard in any of the State or Federal courts (Article I/III), nor can any Court of Equity/Admiralty/Military set aside, annul, or change a Land Patent. (See: Corpus Juris Secundum, Volume 73(B), Topic of Public Lands, Section Land Patents.) Quote, "Nothing in the patent can be changed by either party, nothing can be added nor can anything be deducted" once this patent is issued". End of Quote.

Therefore, said Original LAND GRANT DEED, remains unencumbered, free and clear, and without liens or lawfully attached in any way, and is hereby declared to be private land and private property, not subject to any commercial forums (e.g. UCC, etc.) What so ever.

JURISDICTION

THE RECIPIENT HERETO IS MANDATED by Article IV, Sec. 3, Clause 2; Article VI, Sec 2 & 3; the 9th and 10thAmendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause 1; Article I, Sec. 10, Clause 1, of the Constitution for the united States of America.

PERJURY JURAT

Pursuant to Title 28 USC Sec. 1746(1) and executed "without the United States: We, Pamela Louise Brewer and Wayne Allen Brewer, affirm under penalty of perjury under the laws of the united States of American that the foregoing is true ad correct to the best of our belief and informed knowledge. And further deponent saith not. We now affix our autographs of the above affirmations with EXPLICIT RESERVATION OF ALL OF OUR UNALIENABLE RIGHTS, WITH OUT PREJUDICE to any of those rights pursuant to UCC 1-308 and UCC 1-103.6

We do hereby solemnly declare, and affirm that, in accordance with our best knowledge and conviction, the contents hereof are true, correct, complete, not misleading [Qui omne dicit, nihil excludit. He who says all excludes nothing. 4 Inst. 811] and is hereby executed this 3rd day, of the tenth month in the year of our Lord Two Thousand Twenty Two [October 3, 2022] on the soil of West Virginia, The united States of America.

Respectfully submitted

Pamela Louise Brewer

Vayne Allen Brewer

Wayne Mlen Brewer

Notary Public as JURAT CERTIFICATE

West Virginia State

Kanawha County

The united States of America

On Otoper of a Coal date before me, a Notary Republic, personally appeared Pamela Louise Brewer and Wayne Allen Brewer, who proved to me on the basis of satisfactory evidence to be the living woman/man whose Names were autographed before me and subscribed to the within attached instrument and acknowledged to Me that she/he executed the same in her/his authorized capacity, and that by her/his autograph(s) on the instrument the woman/man executed, the instrument

known as

I certify under PENALTY OF PERJURY under the lawful laws of West Virginia State

that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _

of Notary / Jurat

seal



Notice to agents is notice to principal, Notice to principal is notice to agent.

This is The End of this affidavit.

4229 Poca River Road South Poca, West Virginia 25143

Poca River, in Poca District, Putnam County
Tract 8, Map of property made for Skidmore Heirs, 3.35 acres, Route 31, M27/ District 600-3, Tract A
State Parcel Number 08 2170065-00020000

SUMMARY OF CHAIN OF TITLE

Lt. Governor of VA for King George III Many parcels granted	to John Fry, et al	Filed at Library of Virginia Reel 41, Page 492 service. Poketallico River.	February 19,1754 December 1, 1773
Joshua Fry aka or heir of John F	to Peyton Short ry	Deed Book C, Page 1	March 31, 1803 April 2, 1803
Peyton Short	to Joshua Frey	Deed Book C, Page 82	July 9, 1805 August 27, 1805
Joshua Fry Survey of the Pocata	to William F. Styles llico	Deed Book C, Page 443	February 24, 1810 March 30, 1810
William Styles	to Robert Lett	Deed Book H, Page 316	April 11, 1833 May 16, 1833
Robert Lett	to Joseph Lanham	Deed Book M, Page 412	March 10, 1841 April 22, 1841
Joseph Lanham Pocatalico River	to James Lanham	Book 1, Page 494	May 6, 1852 September 27, 1852
James Lanham Poca River	to Emberzetta Lanham	Book 26, Page 286 (da	January 6, 1903 December 4, 1903 te mis-type by recorder)
Exception out to the UNITED STATES OF AM Easement along the Poca River		MERICA Book 68, Page 287	May 25, 1939 August 23, 1939
Emberzetta J. Lanham to Anna S. Moore		Book 121, Page 96	December 3, 1955 February 14, 1956
Anna S. Moore	to Ronald E. Moore Karen A. Moore	Book 284, Page 171	December 27, 1984 December 28, 1984
Ronald E. Moore Karen A. Moore	to Randall R.Workman Dorie C. Workman	Book 357, Page 417	July 1, 1994 July 7, 1994
Randall R. Workman Dorie C. Workman	to Pamela L. Brewer Wayne A. Brewer	Book 560, Page 347	June 30, 2017 July 5, 2017

219 41 day Island Hing Defender of the Faith & To all to whow there _

Considerations but more especially for the Consideration mentiones in a Proclamation of Robert Dimissio Equire late Simulmant Governor I bomm ander in bluef of our bolony and Dominion of Virginia bearing date the. vin at worth day of February one thousand some hundred and fifty four for incomaging Monto onlist on the source of our late Augal Grandfather for the defence and seavily of the said bolony We have fiven Geanted and Confirmed and by these forwards for an our Hours and Sucrefion & Ogive Grant and boutism unto John Fry. Adam Stophon, Andraw Lavis, Bolan Hogg. Wright and John David Wilfer on. John Sarage, Thomas Builett cortain Tract or parcel of Sand Containing levely on thousand, nine humon is + forly one down lying and bring in the bounty of Boldows and bounded on followith lowed Beginning at a Buch and Hickory Trees of Man CW Standing in the fromt at the mouth of Pohetallics on the lower side of where it fulls ente the great Hanawa River on the Worth Cast dide Believed Six and Sween other. below the mouth of bole Own that fall into the Hancowa Chow on the offered. did thence cropsing the month of Tokolathies break and after dang up the great Hanawa according to the several bourses and Manders thereof and binding ... therewith South beauty degrees bast one hundred poles South one hundred &. ton poles at Saily spring run South landagran West sixty right poles South fiftime degrees West swenty poles South thinly degrees Wist one homores & twenty poles South forly five dagrees West low hundred and townly Soles at one hundred a tem South fifty five degrees West suity poles South Swenty -Dogress West sixty In poles South Sorty degrees West one hundred and to only poles at twenty five a town South fifty dagrees West forty poles South firty dogram West fifty die poles South thirty dogram West forty de poles South two wely dogrees West eighty dix polos South ton degrees West and temores and thirty poles North sidy eight poles South free day 2000 tast three lumines land low poles South land ogras bast mindy low poles South fillown days in East forty polar South booky dogres East sich polar at fifteen a ten South thirty dogrees back sorouly sie botes South forty degrees bast righty les foots South fifty dogress bast aighty boles South Sixty dayres East one Sumbres mis tworry boles South towardy degrace Book sinty polos South oughly degree . East our hundres poles douth swents five dogues But agely four poles to a rem South righty degrees bast one hundres poles to a . Igo omore Marked

for a borner above the mouth of a run thouce bearing the tiever and runing back Mostle forly five degree East three hundred and twenty poles to a while Oak Handing me the head of a time thomed returning to potablice and running up the several bourse and Moundars of the same from the before mortioned Bach and Hickory, Morth . fifty has degree Bash howy sight poles Mouth sormy degrees East fifty right pole Worth loonly dagres bast levelo bols Horth eighten dagrees thest one hundred and thirty leve poles Westhe thirty dogress West twolor poles Plouth fifteen dogress West follow poles Month ton poles Month sixly five degrees bast leverly poles to a Maple Comer standing at the town of the brook on the lower side of a Bream thouse continues . up the brook South Jesty Sound agrees East low poles South forty five dogrees bast think two poles Morth eighty degrees back hoody four poles South fifty five degrees bast boundy der poles South twenty soon degrees East forly poles South thirty swendefrees Bast locaty four poles to the mouth of a large run South disty free dogress Earl fifty right polar South forty hos dogues Bast eighty polar South lwanty swom degrees bout Swinly four poles South low degroes Bast one hom dred poles South forty five degrees East one hundred and low pola at long I mall tem South thirty los dogues bast Thirty die polar South forty night degrees East levenly night polar South soronly four degrees bash fifty hos poles to a large wich on the West side of the Bank Inthe - distant degrees East swanty foles, East forty hos poles South forty degrees East thirty poles South forly seven dagrees thest he wily Sie poles South seventeen dagrees West righteen poles South sixty five degrees Bast levery find poles Worth deventy degreen Sust fifty fow poles South fifty five dogress bast thirty right poles South tirales - dogress Hast booky love pole South landy dogress West loverly six poles South booky Sie degrees East thirty hos poles South fiften degrees last swonly four poles South forty dewrens West disty los poles, South sideon dogrows West fifty night poles a run North droly dogrees East low poles South eighly so degrees bast soverty poles Moth forly degrees Bast minely eight poles Morth thirty degrees East forly eight poles Morth forly sight dagrass East dos only polos to thornouth of a tim on the opposite sade Blook forty degrees that forty poles Horth twenty degrees banks thirty poles Mouth levelve dogress West sirly five polar le string rum Mouth to only dogress East twenty sight Soles Wherth Severy fire degrees bash diety five poles South severy ones degrees East Sirty potor & ast fifty right, sales at lorth Sirty love, dogress bast les only polar Blowth twoody two dagrees bast leverly uglet polos A louth thirty lugging zens West fifty sight poles O tooth anglitoon de graces theil deventy four poles of with forty his daysees bart eighty five polar Bloth diely five degrees & ast one home is and tinty poles Month twornly degrees bast septoon boles Month thirty deven degrees West one hundred and eight solar to small rund look fofty poles South sity for

() egres bart one hundred and therety die poles Horth diety degree but jeft " Sis pola Morth Sworty five deques East thinty orghes polar South hofty som Dogram Bart Sisty night poles at fine poles a large time South fefly Seven dogna , but sight wisht poles South forty Dogress Bust therty pales South thonly the. Pogress Bast forty right poles to a Spring South five degrees bast house swam poles South be dow dogrees bast fifty eight poles South twenty day ... East thirty four poles South thirty firedagrees tast sixty poles South twenter five degrees bast one hundred and leventy aight poles Mother aghly stegress East thirty live Solar South disty die degrees fast landy poles South forty eight poles South twenty eight degree bout thirty die polar South twelve dry men · Host swenty two poles South eight degrees bart forty four poles South Sorte Horse dagres bash twenty down poles to an Elm marked for a tomer thence way the breek South a phlowed grow Bust inglit poles to a Buch tye and Jugar J ... Standing on the expresside of the mouth of a large town thence set the several Courses and Meandons of the said ten South therty days as Wort fifty ought . . polar South farty five degrees Wash houry som poles South in ghely dogues Worl tworky one polar douth lan degrees West levely polar South fifthe ise. dearces East twenty foles South borty dagues but twenty polarte a Sycamore landing on the Horth East side of the said um thouce by proteation South forty eight degrees West one thousand sover hundred and Singly pater to the white Oak standing at the head of the ten thouce returning to the month of said Aun and continuing the Traverse of Bokelather from the buch Hys and Jugar Jee Morth forty free degrees East fifty so poles Houth . ing ble on degrees fast one hundres poles at Dosty Spring 'wer Hoth five (Legrees Bast one hundres and nighty five poles to a Afring attouth fifty Degrees Each rifty night polas Morth to only eight degrees best one humbes and fine poles Horth homby poles O looth fifteen dogrees West cighty one poles Houth thirty five degrees West forty four poles Houth Twenty Degrees East forty five poles Olorth forty five degrees East hourty ought - Soles Plothe fifty from degrees Bast forty les poles Horth thirty Legrees bast one hundred poles Otouth levelve degrees bust and homes .. and twenty five poles to a Lynn bomer on the bank of the brick theme leaving the brook and running a line out bast one limbias und tiety five poles to a Stake thonce by probation South righton degrees H'est one thousand and troly poles thence West one himere and disty five polar to the Sycamore blanking on the north tast side of the large and thomes returning to the Lynn on the

East sede of Poholathio broking the brock to a Sycamore on the Worl sedo I running a Sind West one hundred and Sirty five polar to a white But thomas by prote a chian South nighty low degrees Wast one thomas deven hundres and forty poles to the Allaples Comer at the bound of the break. With all Wises Under Woods Swamps Marshes Songrounds Meadows Fredings and their due -Shore of all Vains Mines and Quarries as well discovered as not discovered within the Bounds aforesaid and being front of the said Inantity of hearly one thous and simil hom dres and forely and does of Land and the Rivers Waters and Water Courses therein Contained to gether with the privileges of Ho unting Hometing Fishing Fowling and all other profils Commodities and Hereditaments whatever to the same or any part though belonging or in any wire apportaining To have hold -Popel and onjoy the said Tract or parcel of Land and all other the before grantes. Frances and wary frast thereof with their and overy of their depourter ances with the soid John Fry. adam Stophon Undrew Lowis , Peter Hogg John Swage . Thomas Bull st Wright and John David Wilper and to their How and apigue former in the sweet proportions mentioned in an Order of our Governor and -Council bearing date the fourth day of Movember one Housans I wan hundred and Seventy three as forwards in Common and not as joint Fernants to the only see and hoho of of them the said John Lay adam Stefelion andrew Lower Polar Hogy John Lorage Thomas Bullet Wight and John Davis Wilfer their Hours and. assign for wer as Towards in Commen as aforesais To be held of us over their and Successors as of our chanow of East Green wich in the boundy of Hent in free and Common Sociage and in bufulo or by Hnight Service Offelding and paring unto us our Him and Succeptors for every fifty Good of Land and so proportionally for a leper or greator Quantity than fifty dores the for tent of the Shilling youte to be fraid upon the feast of Sams Michael the drich Ungel nost after fifteen Means from the Date of those presents and also buller aling and Improving three Alter part of every fifty of the In ach abovementiones without three years after the date of these presents Drovided always that if three yours of the said for tant from and after the Expendion of the fifteen years as aforessed shall at any home to in arrow and unface or if the sois John Fry . Adam Stafehow . Andrew ... Laws , Feter Hogg John Savage , Thomas Bullit Wright and John David Wilfor the Hurs or afrigas do not within the Space of three years noch coming after the date of these presents buttivale and Improve these deser frank of way fifty of the Track abovementiones then the Estate hereby mante Shall bears and be setterly Dolormines one there after it shall and may be lawful to and for moun than and Succepous to grand the same Sands &

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Dummore

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and bound orations but more expecially for the bounder also in antioners in a Proclamation of Robert Dimeridie Eigevine late Lieutenant from and bournander in Chief of our bolony and Dominion of Virginia himing date the Mindsouth day of February one thomand sever bounds at from four incomaging Mon to colist in the Service of our late Royal frame father for the defence and Security of the said belong He Te are given or anded and benformed and by these formula for usour Hoise and Succepture Of Give Grand and Confirm undo Daire Richards and the Rofer controller of Robert Hebe Lace tambea am, John Baynes (Representative of Jones Indian) Lindra Town Themas Mappe Oralland Matter Representatives of Jones Jones John Fac

Branin Solf, Robert Stavart. Robert Murfrhy John Smith. Ultermore Bonny Hilliam Al Musely and oblary How one Collain Fract or fracest of Land condaining land gight thomand four hundred Arren bying and being in the Country of Belowel and bounded as followsth, lowert, Beaming

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1929 POCA RNOT ROLS.

Doc ID: 004212220003 Type: DEED Recorded: 07/05/2017 at 10:51:44 AM Exclas Tax: \$1,340.00 Page: 1 of 3 Exclas Tax: \$1,340.00 Page: 1 of 3 Purnam County Clerk
BK 560 Pg.347-340

WARRANTY DEED

THIS DEED, made this, the 30th day of June, 2017, by and between Randall R. Workman and Dorie C. Workman, parties of the first part, and Pamela L. Brewer and Wayne A. Brewer, or the survivor, parties of the second part.

WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby GRANT and CONVEY unto the said parties of the second part, as joint tenants with the incident of survivorship and not as tenants in common, the following described real estate:

All those certain tracts of land, together with the improvements thereon and the appurtenances thereunto belonging, situate on Poca River, in Poca District, Putnam County, West Virginia, and being more particularly described as follows:

PARCEL ONE: BEGINNING at an iron pin in the original southwesterly line of TRACT NO. 8 OF MAP OF PROPERTY MADE FOR SKIDMORE HEIRS as shown upon a map recorded in the Office of the Clerk of the County Commission of Putnam County, West Virginia, in Deed Book 121, page 191, said point also being located N. 53° 29' W. a distance of 524.12 feet from an iron pin in the northwesterly line of West Virginia Secondary Route No. 31, said point also being located at the common corner to Parcels Nos. 1 and 3, and running thence from said beginning point with a part of the original southwesterly line of Tract No. 8 of map of property made for Skidmore Heirs N. 53° 29' W. passing a two (2) inch iron pipe (set) at the top of the bank of Poca River at a distance of 694.02 feet and continuing on in the same straight line in all a distance of 706.02 feet, more or less, to a stake at the waters edge of Poca River at the normal pool of Winfield Dam at an elevation of 566; thence running up Poca River with the waters edge as it meanders with five (5) courses and distances N 61° 06' E. a distance of 131.22 feet to a stake; thence N. 69° 40' E. a distance of 175.61 feet to a stake; thence N, 78° 48' E. a distance of 173.54 feet to a stake; thence N. 84° 49' E. a distance of 191.27 feet to a stake; thence S. 88° 11' E. a distance of 162.27 feet to a stake located at the common corner to Parcels Nos. 2 and 3; thence running with two common lines between said parcels Nos. 2 and 3 leaving said Poca River S. 15° 14' W. passing an old two inch iron pin (found) at the top of the bank at a distance of 6.96 feet and continuing on in the same straight line in all a distance of 142.42 feet, more or less, to a two inch iron pipe (set) in the center line of drain; thence leaving said drain and running S. 31° 59' E. a distance of 204.70 feet to an iron pin (set) at a common corner to Parcel Nos. 1, 2 and 3; thence leaving said common line between said Parcels Nos. 2 and 3 and running with two common lines between parcels Nos. 1 and 3 N. 87° 23' W. a distance of 190.83 feet to an iron pin (set); thence running S. 21° 50' W. a distance of 310.35 feet to the place of beginning containing 6.207 Acres, more or less, and being Parcel No. 3 as shown upon a map made by Field Engineering Company entitled, "Map Showing Parcels of Land Located On Poca River, Poca District, Putnam County, W.V. Presently owned By Ronald E. Moore and Karen A. Moore, Et. Al.," and recorded in the aforesaid Clerk's Office in Deed Book 284, at Page 174.

PARCEL TWO: BEGINNING at an iron pin in the original southwesterly line of Tract no. 8 as shown upon a map entitled, "MAP OF PROPERTY MADE FOR SKIDMORE HEIRS" as shown upon a map recorded in the Office of the Clerk of the Putnam County Commission in Deed Book 121, page 191, said point also being located N, 53° 29' W. 218.78 feet from an iron pin (set) in the northwesterly line of West Virginia Secondary Route No. 31 at the most, southerly corner of the parcel of land containing 1.786 acres hereinbefore described in that certain deed from Anna S. Moore, widow, to Thomas Herman Moore, dated December 23, 1981 and recorded in said Clerk's Office in Deed Book 261, page 495, said beginning point also being located at the common corner to Tracts Nos. 7 and 8 as shown upon said map hereinbefore referred to, and running thence from said beginning point leaving said common corner to Thomas H. Moore with a part of the original southwesterly line of Tract No. 8, N. 53° 29' W. 305.84 feet to an iron pin (set) at the common corner to the parcel of land hereby described and the parcel of land containing 6.207



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Warranty Deed Workman to Brewer Page 2

acres heretobefore described in that certain deed from Anna S. Moore, widow to Ronald E. Moore and Karen A. Moore, dated December 28, 1984 and recorded in said Clerk's Office in Deed Book 284, page 171; thence leaving said original southwesterly line of Tract No. 8 with two common lines between said parcels, N. 21° 50' E. 310.35 feet to an iron pin (set); thence running S. 87° 23' E. 190.83 feet to an iron pin (set) at a common corner to said parcels and the parcel of land containing 4.227 acres heretofore described in that certain deed from Ronald E. Moore and Karen A. Moore to Thomas H. Moore and Donna F. Moore, dated December 14, 1984 and recorded in said Clerk's Office in Deed Book 284, page 24; thence running with the common division line between said parcel hereby described and the parcel of land containing 4.227 acres owned by said Thomas H. Moore, S. 31° 59' E. 185.27 feet to an iron pin (set) at the common corner to the parcel of land hereby described and the parcels of land containing 4.227 acres and 1.786 acres presently owned by said Thomas H. Moore; thence leaving said 4.227 acre parcel and running with the common division line between said parcel hereby described and said 1.786 acre parcel S. 27° 30' W. 343.00 feet to the place of beginning, containing 2.698 acres, more or less, and being identified as Parcel No, 1 on the above referred to map recorded in Deed Book 284, at Page 174.

For the same consideration the parties of the first part further GRANT and CONVEY unto the parties of the second part the right to use that certain 15 foot wide road right of way leading from WV Route 31 to the property herein conveyed.

This conveyance is additionally made subject to the reservation of the oil and gas underlying said real estate, together with all rights of way and easements necessary for mining and removing the same, as heretofore reserved in the chain of title.

This conveyance is made subject to that portion of Poca River Road included in the boundary of the property hereby conveyed.

SAVING AND EXCEPTING an outconveyance of 5.55 acres, more or less, and being designated as Tract B, of record in Deed Book 362, Page 554.

LSOT: Deed Book 357, Page 417, dated July 1, 1994, Office of the Clerk of the County Commission, Putnam County, West Virginia.

BT-76711

This conveyance is made subject to any and all covenants, restrictions, easements and reservations which may be a matter of record in the Clerk's office aforesaid and running with the land.

And the said parties of the first part do hereby covenant to and with the said parties of the second part that they will WARRANT GENERALLY the title to the property hereby conveyed, except as to taxes for the current year, which are to be pro-rated by and between the parties hereto.

The grantors herein do hereby declare that the total consideration paid for the property transferred by this document is \$310,000.00.

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Warranty Deed Workman to Brewer Page 3

WITNESS, the following signatures:

Randall R Workman

Dorie C Workman

Borie C. Workman

STATE OF WEST VIRGINIA COUNTY OF PUTNAM, SS:

The foregoing instrument was acknowledged before me this 30th day of June, 2017, by Randall R. Workman and Dorie C. Workman.



Notary Public
State and County Aforesaid

My Commission expires: 6.13.32

The Purchaser(s) intends to occupy the property as a primary residence

The Purchaser(s) do not intend to occupy the property as a primary residence

THIS INSTRUMENT PREPARED BY:

EDWARDS, KLEIN, ANDERSON & SHOPE, PLLC

Attorneys at Law 1426 Sixth Avenue, Suite 201 Huntington, WV 25701

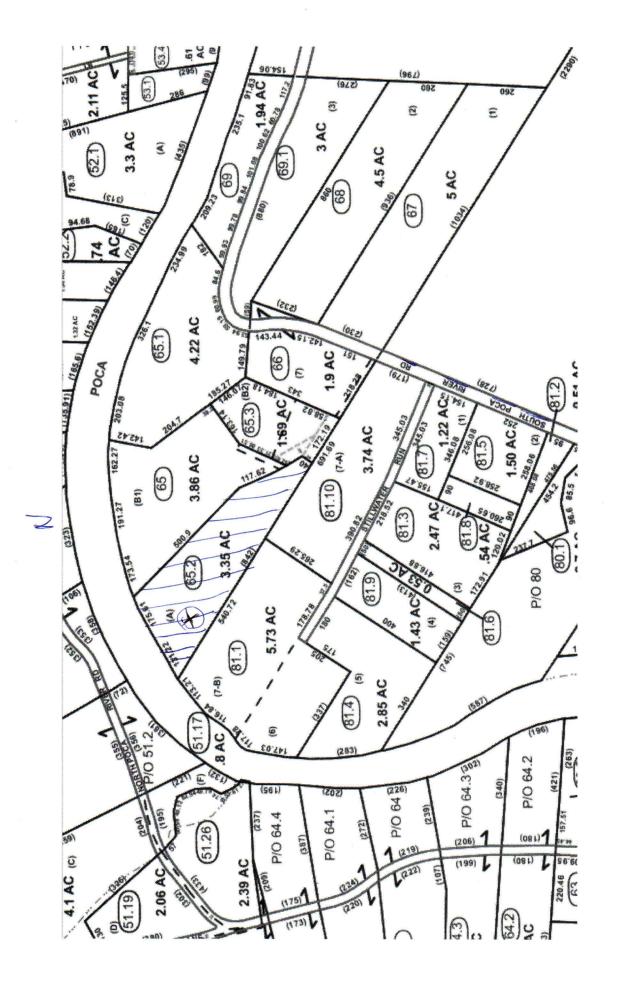
STATE OF WEST VIRGINIA, PUTINAM COUNTY CLERK'S OFFICE

I, Brian Wood. Clerk of Putnam County Commission do
hereby certify that this foregoing is a true and correct
copy and transcript from the record of my office.
Given under my hand and seal of gaid commission,
at Winfield, West Virginia, this the
BRIAN WOOD SEERK, PUTNAM COUNTY COMMISSION

STATE OF WEST VIRGINIA, Putnam County Commission Clerk's Office 07/05/2017. The foregoing <u>Deed</u> together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste: June Clerk

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NOTICE

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This Notice is to inform suyons who has lewful standing to view this file and who windows to review that completes file on record may do so by requesting an appointment with

cio rural route \$1055 Ben 29 at 4229 Poes River Rand South Poes, West Virginia Zip Exempt Phone: 104-546-4959 Leaf professional con-

I, Pannin Louise Brown; will set the time, date and place for the review of my

Notice 12 3. Promote Lealer Brywns, have the certified explin of such transfer found in the summary of the chain of title.

Notice #3 This formal notice has a total of _____pages.

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3. Summary of Chain of Title

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LAND GRANT DEED DATED December L.A.D. 1773 Library of Virginia Reel L Page 492

NOTICE OF DECLARATION OF LAND GRANT

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