

THIS DEED, made this 1st day of April, 2020, by and between **MICHAEL F. FINN and DIANA T. FINN, formerly DIANA T. SMITH, his wife**, parties of the first part, hereinafter called the GRANTOR(S),

a n d

NICHOLAS TRIFIRO and JENNA TRIFIRO, his wife, whose mailing address 5135 Dans Run Road, Springfield, WV 26763, parties of the second part, hereinafter called the GRANTEE(S).

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor, does hereby grant, bargain, sell and convey, with covenants of general warranty, unto the said NICHOLAS TRIFIRO and JENNA TRIFIRO, his wife, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, the following lot, situate, lying and being in the village of Fort Ashby, Frankfort District, Mineral County, West Virginia, to-wit:

BEGINNING at an iron pin, rebar on the South side of South Street, West Virginia State Rt. 46, being a corner common to Lot No. 2; thence, with the South side of South Street, N 51° 00' E, 99.0' to an iron pin, rebar, at the intersection of the South side of South Street with the West side of Washington Street, West Virginia State Rt. 28; thence, with the West side of Washington Street, S 39° 00' E, 99.0' to an iron pin, rebar, a corner common to Lot No. 109; thence, with the division line of this and Lot No. 109, S 51° 00' W, 99.0' to an iron pine, rebar, a division corner of the Lot No. 109 and Lot No. 2; thence, with Lot No. 2, N 39° 00' W, 99.0' to the place of the BEGINNING, containing 9,801 square feet, or 0.22 of an acre, more or less, M.B., as more fully shown upon the plat prepared by Charles L. Logsdon, Licensed Surveyor No. 69, recorded in Deed Book 359, at Page 735.

The above described real estate is the same as was conveyed to MICHAEL F. FINN and DIANA T. SMITH by deed dated the 12th day of September, 2014, and recorded in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 362, Page 390.

The above described real estate has a Tax Map Number of 31F and a Parcel Number of 0057.

The Grantor(s) hereby declares under penalties of law that the Grantor(s) is are exempt from nonresident withholding in regard to transfers because the undersigned Grantor(s) is are

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resident(s) of the State of West Virginia as defined by West Virginia Code §11-21-71b and the rules and regulations related thereto.

DECLARATION OF CONSIDERATION OF VALUE

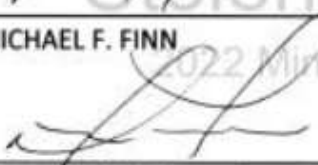
The Grantor hereby declares that the total consideration paid for the property conveyed hereby is \$ [REDACTED]

TO HAVE AND TO HOLD the above described real estate, together with any and all improvements thereon, and the rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said NICHOLAS TRIFIRO and JENNA TRIFIRO, his wife, as Joint Tenants with the Right of Survivorship, not as Tenants in Common, his/her/their heirs and assigns, in fee simple, forever.

WITNESS the following signatures and seals:



MICHAEL F. FINN



DIANA T. FINN, formerly
DIANA T. SMITH

STATE OF WEST VIRGINIA,
COUNTY OF MINERAL, to-wit:

The foregoing instrument was acknowledged before me this 1st day of April, 2020,
by MICHAEL F. FINN and DIANA T. FINN.

My Commission expires: 08/06/2024
(Affix Notarial Seal)



Notary Public