

Raleigh County
Daniel W. Moore, Clerk
Instrument 50742451
07/08/2021 @ 02:41:09 PM
DEED WITH MAP
Book 5074 @ Page 2451
Pages Recorded 4
Recording Cost \$ 47.00
Transfer Tax \$ 357.50

DocuSigned by:
Sarah Edwards, Member Covey House LLC
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DocuSigned by:
Jeff Edwards
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DocuSigned by:
Shelia Mahood
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DocuSigned by:
[Signature]
7090E9B244DF479...

THIS DEED, dated this 28th day of June, 2021, by and between **ROGER RYAN**, by his Attorney-in-Fact, **LISA RYAN, GRANTOR** and **COVEY HOUSE, LLC**, a West Virginia limited liability company, **GRANTEE**;

WHEREAS, by General Power of Attorney dated the 10th day of June, 2021, Roger Ryan, did make, constitute and appoint, his daughter, Lisa Ryan, to be his true and lawful attorney in fact, said General Power of Attorney to be recorded in the Office of the Clerk of the County Commission of Raleigh County, West Virginia, prior to or simultaneously herewith.

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars (\$10.00) cash, this day paid by the said Grantee to the said Grantor, and in the further consideration of other things and matters of value not herein specifically mentioned or described, receipt of all of which is hereby acknowledged, the said Grantor does hereby grant, sell and convey unto the Grantee, and with Covenants of General Warranty of Title, those certain lots or parcels of land situate in Trap Hill District, Raleigh County, West Virginia and being more particularly bounded and described as follows:

CONSOLIDATED DESCRIPTION:
BEGINNING at a point on northerly right-of-way of Posey-Saxon Road, corner to Helen Bilbrey, being distant N 39° 28' 24" E., 3.29 feet from a 5/8" rebar and cap set, corner to Helen Bilbrey, and proceeding thence leaving said Road with said Bilbrey N. 38° 13' 01" E. 209.67 feet to a 5/8" rebar and cap found, corner with another Bilbrey tract; thence with said Bilbrey S 55° 46' 03" E. 15.00 feet to a rebar found; thence S 55° 46' 03" E., 12.62 feet to a 5/8" rebar and cap set corner of said Bilbrey, thence N 32° 10' 00" E., 55.42 feet to a 3/8" rebar found on line of Eileen Covey Purdum, corner to said Bilbrey and 0.053 Acre panel (Tract VI) to be conveyed to Eileen and Howard Purdum; thence with said 0.053 Acre panel S 27° 49' 00" E., 134.35 feet to the corner of said 0.053 Acres and Roger Ryan Tract V; thence with said Ryan Tract V along WV Secondary Rte 13/6 (Grande Road), S 14° 51' 00" W., 23.87 feet to a point; thence S 25° 35' 00" W., 178.12 feet to a point; thence S 46° 26' 00" W., 31.44 feet to a point; thence N 70° 56' 00" W., 22.18 feet to a point on said Posey-Saxon Road; thence along a concave curve to the northwest with a chord of N. 38° 29' 51" W., 121.35 feet, Arc length of 123.79 feet and radius of 179.56 feet to a point on said Road; thence N 58° 36' 02" W., 15.00 feet to the point of beginning, being distant S 58° 36' 00" E., 154.05 feet from a rebar found.

LARRICK LAW OFFICES
Alan H. Larrick
Attorney At Law
321 Neville Street
Beckley, WV 25801

100 Robert D. Jayettrille W/258840
Rohan

MAP 50742452

DocuSigned by:

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DocuSigned by:

Shelia Mahood

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Said Consolidated Parcel contains 0.920 acres more or less as shown on a plat prepared by SCS Surveyors, dated the 30th day of September 2014, with latest revision dated the 17th day of June, 2021, and in a Consolidation of part of that parcel conveyed to Roger Ryan and Patricia Ryan by Jerry Covey Purdum, et al by deed dated the 25th day of January, 2012 of record in Deed Book 5047 at Page 7600; that parcel conveyed to Roger Ryan and Patricia Ryan by Helen Bilbrey by deed dated the 16th day of March, 2012, of record in Deed Book 5046 at Page 5672 and that 0.072 acre parcel conveyed to Roger Ryan by Helen Bilbrey by deed dated the 29th day of October, 2014 of record in Deed Book 5056 at Page 9796 all of which are recorded in the Office of the Clerk of the County Commission of Raleigh County, West Virginia. Said, map being attached hereto and being made a part hereof.

Said Consolidated Parcel is shown as Parcel 20.2 and Part of Parcel 20.5 on Tax Map 10 of Trap Hill District, Raleigh County, West Virginia.

And being a Consolidation of part of that parcel conveyed to Roger Ryan and Patricia Ryan by Jerry Covey Purdum, et al by deed dated the 25th day of January, 2012 of record in Deed Book 5047 at page 7600, that parcel conveyed to Roger Ryan and Patricia Ryan by Helen Bilbrey by deed dated the 16th day of March, 2012 of record in Deed Book 5046, at page 5672 and that 0.072 acre parcel conveyed to Roger Ryan by Helen Bilbrey by Deed dated the 29th day of October, 2014 in Deed Book 5056, at Page 9796, and further being the same parcel conveyed by Quit Claim Deed to Roger Ryan from Roger Ryan by Deed dated the 29th day of October, 2014, and recorded in the Office of the Clerk of the County Commission of Raleigh County, West Virginia, in Book 5057, at page 9796.

This deed is made and accepted subject to all reservations, exceptions, limitations, restrictions and conditions contained in all former conveyances of said property or any part thereof, except those pertaining to race, color or creed.

Under the penalties of perjury as provided by law, the undersigned Grantor does hereby declare that he is a resident of the State of West Virginia, and therefore this transfer is not subject to Non-Resident Withholding Tax pursuant to W. Va. Code § 11-21-71b.

The total consideration paid for the transfer of this property is \$65,000.00.

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Alan H. Larrick

Attorney At Law

321 Neville Street

Beckley, WV 25801