

Greenbrier County
Robin Loudermilk, Clerk
Instrument 301736
09/15/2022 @ 09:47:34 AM
DEED
Book 643 @ Page 682
Pages Recorded 4
Recording Cost \$ 52.00
Transfer Tax \$ 275.00
Farm Land Tax \$ 110.00

When recorded return to:
Brady J. Bragg
140 Green Meadows Ln
Caldwell, Wv 24925

THIS DEED, Made and entered into this 1st day September, 2022, by
and between **GREGORY N. ESTEP and DEBRA S. ESTEP, husband and wife**,
parties of the first part GRANTORS, and **BRADY J. BRAGG**, party of the second part,
GRANTEE.

W I T N E S E T H:

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 parties of the first part, and other good and valuable
consideration, the receipt of all of which is hereby acknowledged, the said parties of the first
part do hereby **GRANT and CONVEY**, unto the party of the second part, with covenants of
GENERAL WARRANTY of title, all of that certain lot or parcel of land. together with any
improvements thereon and the easements and appurtenances thereunto belonging. situate in
Frankford District, Greenbrier County, West Virginia, northeast of and adjoining W. Va. SLS
Rt. 18/1 (Coleman Cliff Road), and also both on the east and west side of W. Va. SLS Rt. 18
(Gardener Road), described as follows:

TRACT ONE: Beginning at a 5/8" re-bar and cap set in the southeastern line of McKeever
LLC and the western R/W of WV County Route 18/1; thence leaving McKeever LLC and with
the meanders of said R/W

S 18°33'24" W 43.28 feet; thence

S 38°29'58" W 289.98 feet; thence

S 28°46'39" W 53.64 feet; thence

S 18°25'06" W 72.89 feet to a 5/8" re-bar and cap set in the eastern boundary line of Alonazo
Blankenship; thence with said Blankenship

N 13°52'30" E 258.44 feet to a 5/8" re-bar and cap set in the southeastern boundary line
McKeever LLC; thence leaving Blankenship and with said McKeever

N 53°39'54" E 224.90 feet to the place of beginning and containing 0.359 acre, more or less,
and shown as Tract One.

TRACT TWO: Beginning at a 1/2" iron pipe found in the northern R/W of WV County Route
18/2, a corner to Travis Renick; thence leaving Renick and with said R/W

254.38 feet along the arc of a curve to the left, having a radius of 1904.72 feet and whose chord
bears

N 57°55'17" W 254.19 feet to a 5/8" re-bar and cap set; thence continuing with R/W

120.72 feet along the arc of a curve to the left, having a radius of 134.91 feet and whose chord

bears

N 71°45'37" W 116.73 feet to a railroad spike set; thence

94.34 feet along the arc of a curve to the left, having a radius of 258.02 feet and whose chord bears

S 60°38'52" W 93.81 feet to a 5/8" re-bar and cap set; thence

323.20 feet along the arc of a curve to the left, having a radius of 1510.46 feet and whose chord bears

S 41°38'35" W 322.59 feet to a 5/8" re-bar and cap set in the eastern R/W of WV County Route 18/1; thence leaving Route 18/2 and with the meanders of the R/W of said Route 18/1

N 18°25'06" E 55.23 feet; thence

N 28°46'39" E 48.37 feet; thence

N 38°28'49" E 292.98 feet; thence

N 21°16'21" E 97.63 feet to a 5/8" re-bar and cap set in the southeastern boundary line of McKeever LLC; thence leaving Route 18/1 and with said McKeever LLC

N 53°39'54" E 816.76 feet to the place of beginning and containing 3.93 acres, more or less, according to a survey made by N. Eugene Kelley, Professional Surveyor No. 443, in July 2022 and shown as Tract Two on plat entitled "Plat of Survey for Gregory N. Estep" attached hereto and made a part of this description.

And being a part of the same real property conveyed unto Gregory N. Estep and Debra S. Estep, husband and wife, by deed dated April 21, 2022, from Jean G. Livesay, E. Olive Fisher, by Denise Highlander, her attorney in Fact, Judith L. Brown and Mary Ruth Seldomridge, said deed of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book 637 at Page 811.

THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. No single-wide trailers allowed,
2. No commercial livestock of animals.
3. No unlicensed vehicles. parked outside.
4. No property will be used for the storage or dismantling of unlicensed or non-Inspected motor vehicles or the storage of abandoned machinery or junk.
5. Lot must be maintained and mowed.
6. Fencing needs to be compatible with area.
7. All trash must be contained in receptacles
8. No aggressive animals (Pit Bulls, Rottweilers)
9. No noxious or offensive activity of any kind shall be carries on or allowed.

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.

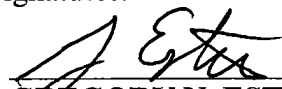
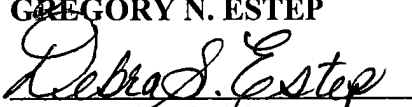
TO HAVE AND TO HOLD unto the party of the second part, as aforesaid, his heirs and assigns forever.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of perjury as provided by law, the undersigned Grantor does hereby declare that they are West Virginia residents and therefore the change of ownership effected by this deed is exempt from the requirements of West Virginia Code Sec. 11-21-71b.

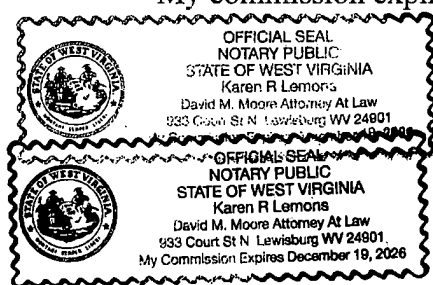
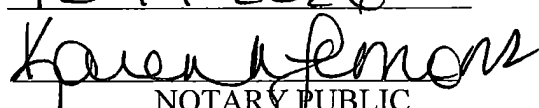
Under the penalties of fine and imprisonment, as provided by law, the undersigned grantors hereby declare the total consideration for the property transferred by this document Fifty Thousand Dollars (\$50,000.00).

WITNESS the following signatures.


GREGORY N. ESTEP

DEBRA S. ESTEP

STATE OF West Virginia,
COUNTY OF Greenbrier, TO-WIT:

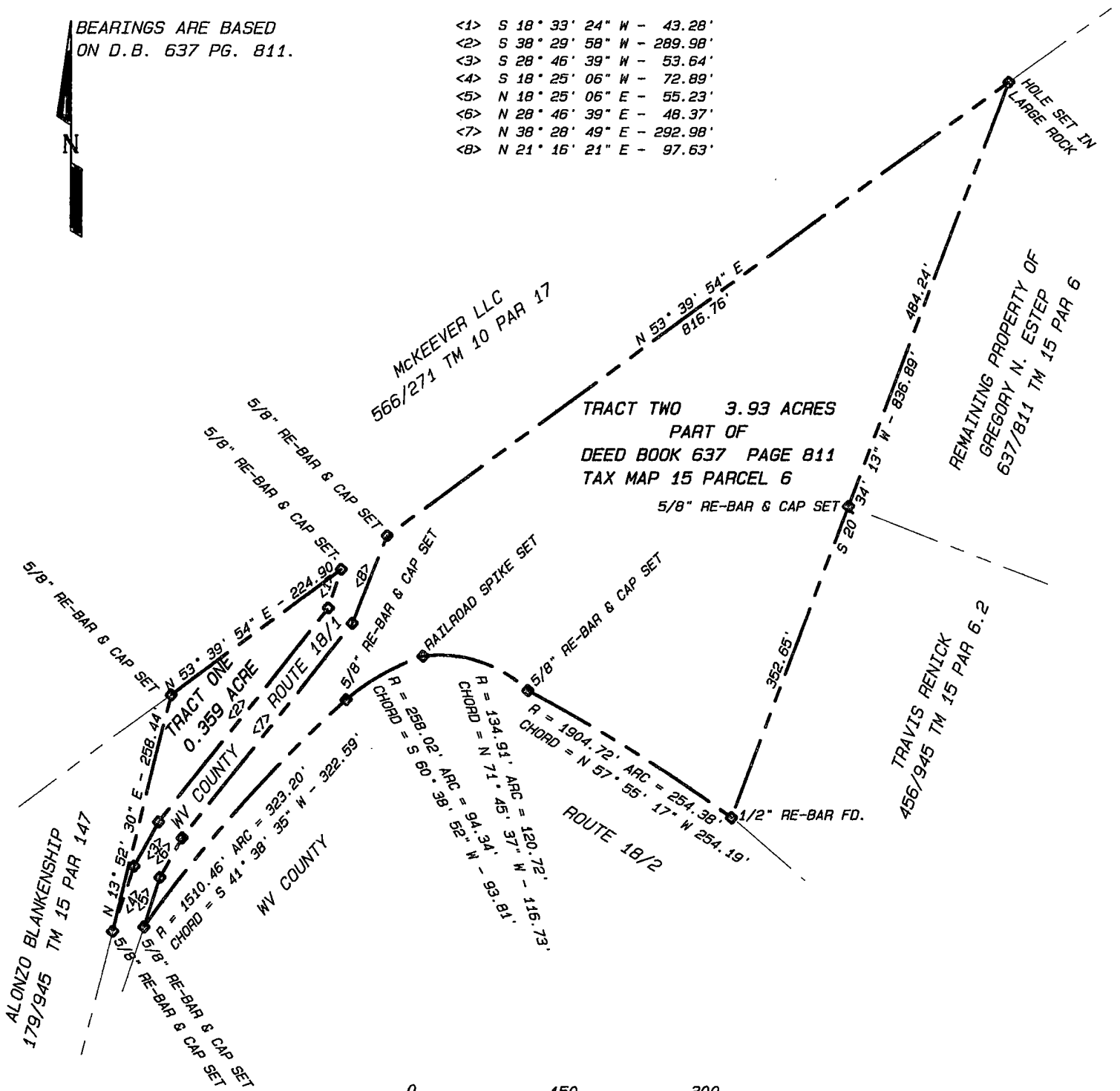
The foregoing instrument was acknowledged before me this 14th day
of Sept., 2022 by GREGORY N. ESTEP AND DEBRA
S. ESTEP.

My commission expires: 12-19-2026


NOTARY PUBLIC

This instrument was prepared by the preparer David M. Moore, Attorney at Law, 933 Court St N, Lewisburg, West Virginia 24901.

BEARINGS ARE BASED
ON D.B. 637 PG. 811.

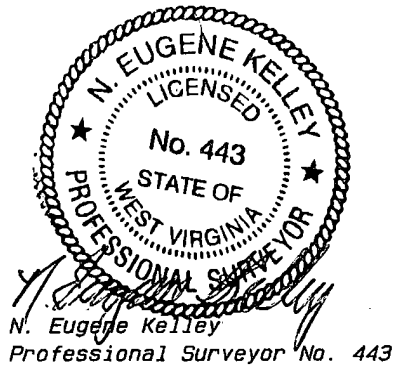
- <1> S 18° 33' 24" W - 43.28'
- <2> S 38° 29' 58" W - 289.98'
- <3> S 28° 46' 39" W - 53.64'
- <4> S 18° 25' 06" W - 72.89'
- <5> N 18° 25' 06" E - 55.23'
- <6> N 28° 46' 39" E - 48.37'
- <7> N 38° 28' 49" E - 292.98'
- <8> N 21° 16' 21" E - 97.63'



0 150 300



GRAPHIC SCALE: 1 IN. = 150 FT.



PLAT OF SURVEY FOR
GREGORY N. ESTEP
4.29 ACRES
FRANKFORD DISTRICT
GREENBRIER COUNTY, WEST VIRGINIA
AUGUST 15, 2022
N. E. KELLEY SURVEYING CO.
569 W. EDGAR AVENUE, SUITE 216
P.O. BOX 296
RONCEVERTE, WEST VIRGINIA