

YVETTE
5312 TABLER STATION ROAD
INWOOD WV 25428-4538

Berkeley County
John W Small Jr, Clerk
Instrument 202000031424
10/13/2020 @ 09:39:20 AM
DEED
Book 1309 @ Page 499
Pages Recorded 3
Recording Cost \$ 46.0
Transfer Tax \$ 759.0
Farm Land Tax \$ 303.6

This document was prepared by:
Christopher C. Luttrell, Esq.
Luttrell LC
127 Crimson Circle
Martinsburg, WV 25403

After recording please return to:
Yvette Tchagoue
5312 Tabler Station Road
Inwood, WV 25428

31424

Space Above For Recording Information

THIS DEED, made and entered into this 30th day of September, 2020, by and between TODD ALTER, SUE ALTER, GARY A. POLING, AND DONNA L. POLING, hereinafter parties of the first part, and YVETTE TCHAGOUE, hereinafter party of the second part.

WITNESSETH: That for and in consideration of payment of \$138,000.00, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, and by these presents have granted, bargained, sold and conveyed, to and unto the said party of the second part, AS SOLE OWNER, in FEE SIMPLE, with COVENANTS OF GENERAL WARRANTY, all of that certain real property, with improvements and appurtenances thereunto belonging, situate, and being, in Arden District, Berkeley County, West Virginia, and more particularly described as follows:

Lot No. 1 on the plat of the lands of G.A. Harrison, et al, dated October 26, 1911, and recorded in the Office of the Clerk of the County Council of Berkeley County, West Virginia, in Deed Book 126, at Page 380, lying on the South side of the Public Road and fronting 60 feet on the South side of the Public Road and extending back of equal width 200 feet, and lying immediately west and adjoining the west side of Second Street as shown on said plat.

CURRENT PROPERTY ADDRESS: 5312 Tabler Station Road, Inwood, West Virginia 25428

AND BEING the same real property conveyed by Deed dated May 8, 2007, from Jeffrey W. Smoot, Sr. and Stephanie A. Smoot to Todd Alter, Sue Alter, Gary Poling and Donna Poling and of record in the Office of the Clerk of the County Council of Berkeley County, West Virginia, in Deed Book 868, at Page 192.

THIS CONVEYANCE IS SUBJECT TO and TOGETHER WITH the following: all covenants, restrictions, conditions, easements, reservations, rights-of-way, public utility easements, and other matters of record or in existence, to the extent valid, subsisting, and enforceable; any lien of taxes for the current year and subsequent years, accrued but not yet payable; matters that would be shown by an accurate survey and inspection of the property; zoning requirements, statutes, rules, orders, restrictions, regulations, and ordinances of governmental agencies or their instrumentalities



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relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and, all roads and legal highways.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned parties of the first part do hereby declare that the total consideration of the property transferred by the document to which this declaration is appended is \$138,000.00.

The parties of the first part further hereby do certify that, under the penalties of perjury, this transaction is not subject to the Withholding Tax on West Virginia Source Income of Non-Residents, as the parties of the first part are residents of the State of West Virginia, or, alternatively, the property herein conveyed was the principal residence of the parties of the first part as defined in IRC §121.

WITNESS the following signature and seal:

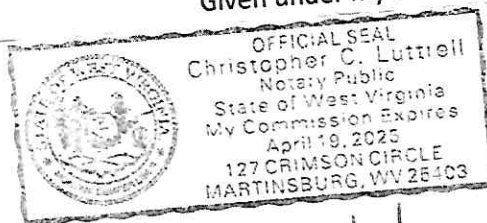

TODD ALTER

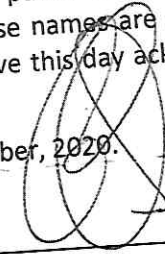

SUE ALTER

STATE OF WEST VIRGINIA,
COUNTY OF BERKELEY, TO-WIT:

I, Christopher C. Luttrell, a notary public in and for the jurisdiction aforesaid, do certify that TODD ALTER AND SUE ALTER, whose names are signed to the writing hereto annexed, dated this 30th day of September, 2020, have this day acknowledged the same before me in my said jurisdiction.

Given under my hand this 30th day of September, 2020.




Notary Public

My commission expires: 4/19/25.

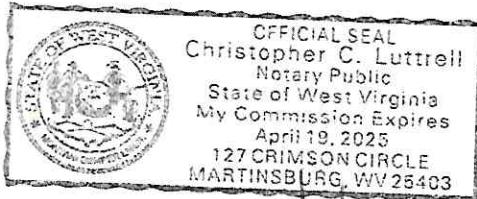
Gary A. Poling
GARY A. POLING

Donna L. Poling
DONNA L. POLING

STATE OF WEST VIRGINIA,
COUNTY OF BERKELEY, TO-WIT:

I, Christopher C. Luttrell, a notary public in and for the jurisdiction
aforesaid, do certify that GARY A. POLING AND DONNA L. POLING, whose names are signed to the
writing hereto annexed, dated this 30th day of September, 2020, have this day acknowledged the
same before me in my said jurisdiction.

Given under my hand this 30th day of September, 2020.



[Signature]
Notary Public

My commission expires: 4/19/25.



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NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

Mark Zeigler (printed name of licensee), affiliated with
Burch Real Estate Group LLC (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

CERTIFICATION			
By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.			
<small>Seller/Lessor</small> 	<small>Date</small>	<small>Buyer/Lessee</small> 	<small>Date</small>
<small>Seller/Lessor</small> 	<small>Date</small>	<small>Buyer/Lessee</small> 	<small>Date</small>
<small>Seller/Lessor</small> 	<small>Date</small>	<small>Buyer/Lessee</small> 	<small>Date</small>

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature Mark Zeigler dotloop verified 08/12/25 1:54 PM EDT VJC-9H4M-CS04-ZH5R Date _____

Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301

(304) 558-3555

<http://rec.wv.gov>

