

**WEST VIRGINIA
QUITCLAIM MINERAL DEED**

[Trust to Seven (7) Individuals]

Control Number: WV-023-77

I. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain "form fields" created using Microsoft Word or Adobe Acrobat (.pdf format). "Form fields" facilitate completion of the forms using a computer. They do not limit your ability to print the form "in blank" and complete with a typewriter or hand.

It is also helpful to be able to see the location of the fields. To the View menu, click on Toolbars, and then select Forms. This will show the Forms toolbar. Click the button on the Forms toolbar that resembles a shaded letter "A". Clicking this button, the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and toolbar will disappear after information is entered. In other cases, it will not. The form fields are intended to be used in the manner.

II. DESIGNATING HOW THE GRANTEES WILL HOLD THE PROPERTY:

A. In the state of West Virginia, real property can be held by more than one person (concurrent estate) in the following ways:

1. If the Grantees **ARE NOT** married to each other, they can hold the property as:
 - a. Tenants in Common: a type of concurrent estate in which each party owns an undivided interest in the property that will pass to their heirs when the tenant in common dies. Generally their shares are "equal" but may differ in size.
 - b. Joint Tenants with the Right of Survivorship (JTWROS): is a type of concurrent estate in which co-owners have a *right of survivorship*, meaning that if one owner dies, that owner's interest in the property will pass to the surviving owner or owners by operation of law, and avoiding probate.
2. If the Grantees **ARE** married to each other, they can hold the property as:
 - a. Tenants in Common – See above
 - b. Joint Tenants with the Right of Survivorship – See above
3. In the attached deed, the preparer will need to indicate how the Grantees will hold the property: as Tenants in Common or Joint Tenants with Right of Survivorship.

B. For additional information on the above see the definitions at:

<http://lawdigest.uslegal.com/>

C. For example:

“as Tenants in Common _____”

III. DISCLAIMER

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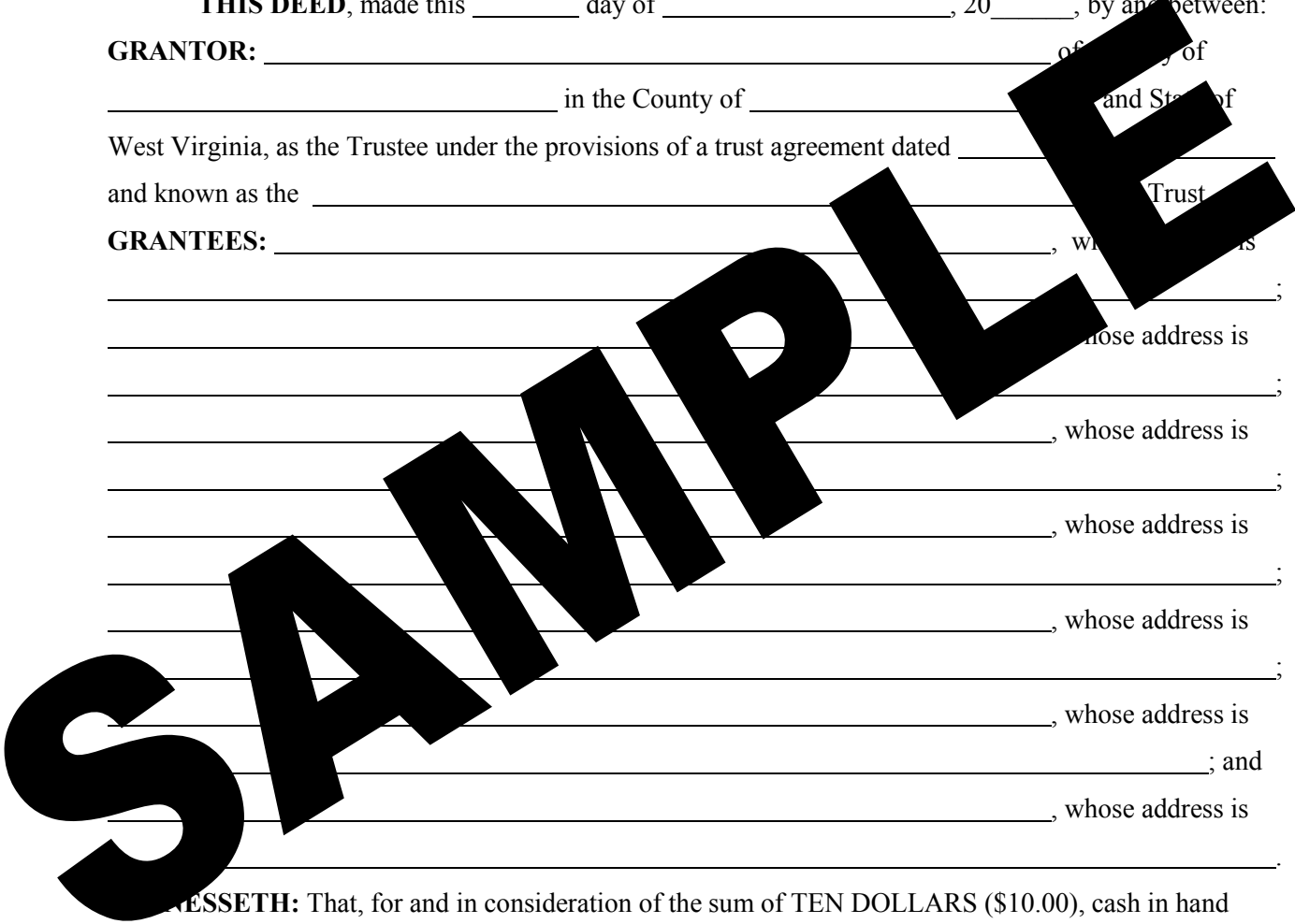
SAMPLE

QUITCLAIM MINERAL DEED
(Trust to Seven Individuals)

THIS DEED, made this _____ day of _____, 20____, by and between:

GRANTOR: _____ of _____ of _____
_____ in the County of _____ and State of _____
West Virginia, as the Trustee under the provisions of a trust agreement dated _____
and known as the _____ Trust

GRANTEES: _____, whose address is _____;
_____;
_____, whose address is _____;
_____;
_____, whose address is _____;
_____;
_____, whose address is _____;
_____;
_____, whose address is _____;
_____;
_____, whose address is _____;
_____;
_____, whose address is _____;
_____; and
_____, whose address is _____.



WITNESSETH: That, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby remise, release and forever quitclaim, both in law and equity, unto the Grantees, as _____, all of the oil, gas, and other minerals in and under and that may be produced from the following lands, lying and being situated in the County of _____, State of West Virginia, to-wit:

- See Legal Description attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

AND BEING PART OF the same real estate conveyed to the Grantors herein by a deed dated _____, 20_____, of record in the Office of the Clerk of the County Commission of _____ County, West Virginia, in Deed Book _____ at Page _____.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the consideration paid for the real estate _____ by the document to which this declaration is attached is \$ _____.

IN WITNESS WHEREOF, the Grantor, acting in his capacity _____ trustee of the _____ Trust has hereunto set his hand and seal, the day and year first above written _____.

Trust

Signature

Type or Print Name

STATE OF _____ COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by _____ (name or names of person or persons) _____

being _____

Notary Public

Type or Print Name

Commission expires: _____

Prepared by: _____ (Signature)

Type or Print Name: _____

After Recording Return to:

Name:

Address:

City, State, Zip:

Phone:

EXHIBIT A

Grantor:

Grantees:

Legal Description:

SAMPLE