

# **WEST VIRGINIA LEGISLATURE**

## **2024 REGULAR SESSION**

**Introduced**

### **Senate Bill 775**

By Senator Weld

[Introduced February 14, 2024; referred  
to the Committee on the Judiciary]

1 A BILL to amend and reenact §36-3-5 of the Code of West Virginia, 1931, as amended, relating to  
2 modifying the form of deeds.

*Be it enacted by the Legislature of West Virginia:*

**ARTICLE 3. FORM AND EFFECT OF DEEDS AND CONTRACTS.**

**§36-3-5. Form of deed.**

1 (a) A deed may be made in the following form, or to the same effect: "This deed made the  
2 ..... day of ....., in the year ....., between (here insert names of parties), witnesseth: That in  
3 consideration of (here state the consideration), the said ..... grants unto the said .....  
4 all, etc. (Here describe the property, and insert covenants or any other provisions.) Witness the  
5 following signature."

6 (b) All deeds, except for a transfer on death deed made pursuant to §39-12-1 et seq. of this  
7 code, shall contain the notarized acknowledgement of the grantee(s) evidencing the acceptance  
8 of the conveyance of the real property being conveyed by the deed.

NOTE: The purpose of this bill is to modify the form of deeds.

Strike-throughs indicate language that would be stricken from a heading or the present law  
and underscoring indicates new language that would be added.