

WEST VIRGINIA LEGISLATURE

2025 REGULAR SESSION

Introduced

Senate Bill 102

By Senator Weld

[Introduced February 12, 2025; 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., shall
7 contain the notarized acknowledgement of the grantee(s) evidencing the acceptance of the
8 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.