

WEST VIRGINIA LEGISLATURE

2025 REGULAR SESSION

Committee Substitute

for

Senate Bill 102

By Senator Weld

[Reported March 12, 2025, from 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; and requiring that all deeds except for a transfer on death
3 deed and transfers between parents and children for consideration of less than \$2,000
4 contain a notarized acknowledgment of the grantee or grantees evidencing acceptance of
5 the real property being conveyed.

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, and transfers between parent and child for consideration of less than \$2,000, shall contain
8 the notarized acknowledgement of the grantee evidencing the acceptance of the conveyance of
9 the real property being conveyed by the deed.