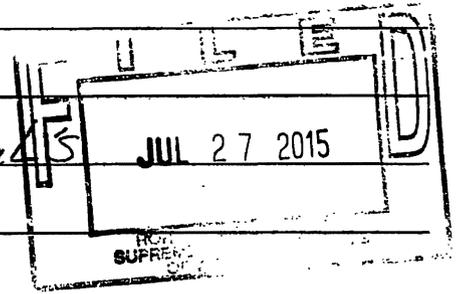


15-0519

This Letter is to the
Supreme Court of Appeals
in West Virginia



I Susan Kay Ward was
Married to Gary Andrew Ward
not to Gary Andrew Ward Jr.
JR is my son. I have enclosed
a copy of my Marriage License.
There's is two dates of
Gary's death. One For Feb 24, 2015
and the other was April 1st 2014.
Gary Andrew Ward died
Feb 28, 2014. I Just wanted to
make that clear First.

This is the 4th Time going
to court to Fight For a house
that I paid For and the Land
that was giving to us over
15 years ago. I have Been
Living at HC 61 Box 36A
Capon Bridge WV in Green Meadows
Estate Lot #24 For over 10 years

It's a West Virginia state Law called Adverse possession. I have a legal title to the property before ownership could change hands. The time limit for this law is 10 years or more. The land was never subdivided before my husband died. Judith Ward had the land surveyed so we could divide the land. We couldn't divide the land because the house wasn't up to building code in West Virginia, but the house was built before there was a code. I found this out when I put out a subpoena for court on Aug 5, 2014 at the Magistrate Court of Hampshire County in West Virginia. It was for wrongful occupation on West Virginia State code.

ON May 5, 2014 I paid
For the Building permit and
the Insepection. I paid \$120.⁰⁰
For the Building permit to
the Hampshire-State of
West Virginia. For the
Insepection was \$365.70
paid to MDIA. I have
copy's enclosed. Judith Ward
paid For a Building permit in
2007. The permit is only
good For one year.

Judith Ward Know's that
Gary Ward and I paid For
the Log home Kit. She
Said it herself on page 2
line #8 to the Circuit Court of
hampshire County WV. See copy
Enclosed. My husband and I
added a doomer to the Kit
and by doing that it changed
the price of the Kit

The Basic Kit was \$35,465.10
For the Log home Kit. By
adding a doomer to the Kit
put it close to \$40,000.00. I
cant get another receipt
because AFFordable Log homes
went out of Business. A year
Before my husband died Judith
wanted to divide the Land.
She asked my husband For
all the house papers and
the receipts. Judith Ward
never gave them Back to me.
Judith Ward didn't pay For
everything like she said. She
said she paid \$16,100.00 to
Pee wee's Excavating Service's.
I have a Letter From Ervin
Mc Kee the owner. She has a
Receipt saying it was paid in
Full. He wasn't paid in Full.
See copy of Letter enclosed.

Judith Ward went to Alderson Prison For Tax Fraud For 18 months For making up receipt For people's Taxes, My husband worked For his mother when she had her Tax Business, He didn't get paid, In turn she got things we needed For the house. When my husband Found out she was making up document he stopped working For her. When she went to Prison my husband and I gave his Father Henry Ward \$500.00 a month For 18 months. IF we didnt we would have Lost Both houses due to Forecloser, That total \$9,000.00 we gave her. There is ~~8~~ 8 Sale receipt that we paid For. There was alot more, but again Judith Ward has all the receipts in the packet

Just Because Judith Ward put her name on a receipt doesn't mean she paid for it. I know my husband wrote a check to Gary's Excavating for the amount of \$1,200.81, because I was there. I can't get a receipt because their records don't go back that far. My husband and I paid for

7-30-02 Gary's Excavating check
\$ 1,200.81

11-29-02	Lowes	check	125.33
6-12-03	Lowes	cash	206.31
9-1-03	Lowes	cash	2.73
1-20-05	Lowes	check	140.48
9-21-05	Lowes	check	266.06
5-06	Sdenberger	check	101.78
4-24-07	Habitat For Humanity	Restore	
		cash	178.50
5-21-07	Lowes	cash	87.38
		Total	2,130. ⁸⁸

Judith Ward also listed the same receipt twice dated 12-1-04 From Lowes For \$77.54

A Summary

It was never about money until my husband Gary Andrew Ward died on Feb 28, 2014. I even tried to send Judith Ward a letter on 5-5-14 but she never responded. See letter enclosed. Greed makes people change. My two kids Gary Andrew Ward Jr and Brittany Noel Ward not only lost their father but their grandmother due to her actions. We gave Judith Ward money for the taxes on the house when my husband and I got our taxes. I even got her food when she needed it.

We didn't stay there for free. My husband and my son cut her grass. Even fixed things around the house so she didn't need to pay anyone to do it. When my husband was alive we were a very close family. Even having Sunday cook outs, but after Judith Ward got into trouble with the I.R.S she thought that she could get me and my kids out of the house after Gary died so she could sell it to pay her fines. With the money that I put into the house and the \$9,000.00 I gave her when she went to prison. It's almost \$53,000.00 that's not all, but again Judith Ward has all the house papers.

The Log home Kit	\$ 40,000. ⁰⁰
Sale's receipts	\$ 2,130. ⁸⁸
Building permit	\$ 120. ⁰⁰
MDIA	\$ 365.70
Gary's Excavating	\$ 1,200.81
500. ⁰⁰ For 18 months when	
She went to prison	\$ 9,000. ⁰⁰
Total	52,817.39

my house is worth alot more then 52 thousand dollar's . At one point the house was appraise For over \$180.000 . IF you ask me my house is priceless. Its sad that it has come to this. I Know I spent alot more on the house. I Just want to Live in my house that my husband and I paid For. I Lost my soul Mate when my husband died. Please dont Let me Lose my home as well

Thanks For your time

Susan K ward

On a Personal note =

This is the 4th time she has taken me to court, but the first time she claims that she paid for my home.

Just weeks after my husband's death Judith and her son Tim has made my life a living hell. I have been in the hospital a number of times due to the stress of all of this. I even lost my job.

I could have built my house anywhere, but she was the one that said she would give us the land to build our house on. That was 16 years ago. I have known Judith for 29 years. She was like a mother to me. This is about greed and nothing more. I have been under so much

Stress. I Feel Like I
Lost everything when my husband
died, and now Judith is trying
to take the only thing I
have left in this world. It's
not only my home, but her
grand kids home as well.

My Kids and I have been
through enough hell due to
Judith's actions. Judith isn't
her only one who lost
something when Gary died.
I have lost my husband,
Best Friend, Soul Mate, and
even my kid's Father.

Please don't take my home
from me as well. I just
need this to be over with
so I can have some peace

Thank you, and
God Bless you

Susann K Ward



Certificate of Marriage
State of Maryland

LICENSE NO.
130305

MONTGOMERY COUNTY (15)

I Hereby Certify that on the 30th day of December 1989

the following persons were by me united in marriage at Gaithersburg Maryland
(City or Town)

in accordance with the License of the Clerk of the Court in the jurisdiction shown above.

Groom's Name Gary Andrew Ward Age 21 Birthplace Maryland
(State)

Residence Germantown, Montg. Co., MD Marital Status Single
(Town or City) (County) (State)

Bride's Name Susan Kay Lewis Age 17 Birthplace Maryland
(State)

Residence Germantown, Montg. Co., MD Marital Status Single
(Town or City) (County) (State)

Relationship to groom if any None

Groom's S.S. No. _____

Bride's S.S. No. _____

License Date Dec. 15 19 89

458/100

Rev Charles Shepard
Signature of Authorized Officer
Church of God
Name and Office
Gaithersburg Maryland
Address of Authorized Officer

**COUNTY OF HAMPSHIRE, STATE OF WEST VIRGINIA
BUILDING PERMIT APPLICATION**

HC Planning Office • PO Box 883, Romney, WV 26757 • (304) 822-7018

Permit # 11628

Fee \$ 120.00
(All fees are non-refundable)

BUILDING PERMIT FEES
 Construction costs up to \$12,500 \$25
 Over \$12,500 \$2 per thousand
 Check payable to Hampshire County Sheriff

OFFICE USE ONLY
 IS THE BUILDING SITE LOCATED IN THE 100 YEAR FLOOD ZONE?
 YES NO INITIALS CS
 IS THE PROPERTY LOCATED IN THE 100 YEAR FLOOD ZONE?
 YES NO INITIALS CS

APPLICANT INFORMATION

Name: Susan Kward
 Address: HC 61 Box 36A
 City/St/Zip: Canon Bridge WV 26711
 Cell: _____
 MAIL CALL FOR PICK-UP

PROPERTY OWNER (If different from applicant)

Name: Judy Ward
 Address: _____
 City/St/Zip: _____
 Phone: _____

PROPERTY TAX ID

District 02 Map 31 Parcel 1.24
 Acres or Lot Size: _____

PROPERTY LOCATION

(Give reference to roads, subdivision name, lot no., etc.)
Green Meadows Estates
#24

CONTRACTOR INFORMATION

(If different from applicant)
 Contractor #1: _____ WV# _____
 City: _____ Ph. _____
 Contractor #2: _____ WV# _____
 City: _____ Ph. _____
 Contractor #3: _____ WV# _____
 City: _____ Ph. _____

REQUIRED PERMITS (if applicable)

Water System: DW- _____
 Sewer System: ST- _____
 Flood Plain Elevation Certificate: _____
 (Attach copies of all permits, PSD Letter of Availability, certifications, etc.)

BUILDING INFORMATION

Number of Bathrooms: Existing 0 New 2
 Number of Bedrooms: Existing 3 New _____
 Type of Construction: (Check One)
 Outbuilding (detached garage, barn, shed, etc.)
 Addition (deck, extra room, attached garage, etc.)
 Other (church, pool, fence, roof, windows, solar, tower, etc.)
 Residential:
 Stick Built Modular Manufactured Mobile (Yr _____)

Foundation:

Basement Crawl Space Slab Pier/Post

Commercial:

Stick Built Manufactured/Industrialized

Is this your primary residence? YES NO

Estimated Cost: 60,000.00

Expected Completion Date: _____

Dimensions: 24 x 24

Description of Work: LOG Home

Heat Source: Base Board

I hereby certify to the best of my knowledge that all information provided for this application is true and correct, and that if property is located in the Special Flood Hazard Area, the Hampshire County Floodplain Ordinance will be strictly adhered to.
Susan Kward 55-14
 Applicant's Signature Date

[Signature] 8-4-14
 Building Permit Officer's Signature Date
[Signature] AUG - 5 2014
 County Commission President's Signature Date
 SUPPLEMENTAL APPENDIX 000006

PLEASE INCLUDE SITE PLAN SHOWING ALL STRUCTURES, WELLS, AND SEPTICS

RECEIPT # 9064

5-2014



Middle Department Inspection Agency, Inc.

P.O. Box 1626, Winchester, Virginia 22604

Phone: (540) 667-8484

800-248-MDIA

Fax: (540) 662-6855

July 9, 2015

Ms. Susan Ward
6920 Woodville Rd
Mt. Airy, MD 21771

Dear Ms. Ward,

Per our conversation on July 9, 2015 I am enclosing copies of your application for services from MDIA. I have hi-lighted the check number and the amount paid.

The check number was **1228** for a total amount of \$365.70. The check was broken down as follows: Building - \$174.90; Electric - \$106.00 and Plumbing \$84.80. According to our copies, the payment was received at Hampshire County Planning Office on May 5, 2014.

I hope this helps you.

Sincerely,

A handwritten signature in black ink that reads "Kris Schaefer". The signature is written in a cursive style with a large, looping "S" at the end.

Kris Schaefer
MDIA



MIDDLE DEPARTMENT INSPECTION AGENCY, INC.

App. No: 11628-P

027
015

APPLICATION FOR PLUMBING INSPECTION

APPLICANT: PLEASE PRINT FIRMLY. Permit # 11628 Date 5-5-14

Municipality Capon Bridge County Hampshire State WV

Lot Green Meadows Est Street Address Zip

Owner Susan K Ward Occupant

Occupied As Susan K Ward

Authorized Agent Phone #

Applicant's Signature Applicant has read and agrees to terms and conditions on reverse side SUSAN K WARD

T/A License # Type of Work NEW ADDITION

Applicant's Address HC 61 Box 36A Use & Occupancy Class. (IBC Chap. 3)

City Capon Bridge State WV Zip Code 26711

Phone #

INSTALL EQUIPMENT BELOW CALL 24 HOURS PRIOR TO INSPECTION

Sewer Lateral	Urinal	Grease Trap	Back Flow Preventor
Water Lateral	Kitchen Sink	Slop Sink	Other
Bathtub	Dishwasher	Sewage Ejector	
Lavatories	Garbage Disposal	Floor Drain	
Shower Stall	Laundry Tray	Water Heater	
Water Closet	Clothes Washer	Drinking Fountain	

FOR AGENCY USE ONLY

Code	Date	Insp. initials and #	Approved	Rejected
COMMERCIAL	Fee	Plan Review		
A. # fixtures		Underground		
B. Sewer lateral		Rough-in		
C. Water lateral		Testing by Permit holder - water		
D. Other		Testing by Permit holder - sewer		
RESIDENTIAL		Final		
E. # bathrooms		Other		
F. Sewer lateral				
G. Water lateral				
H. Other				
L. Plan Review		Notified / Date		

covered could not inspect. only SINKS - cutoffs.
91 SP8/4 STA ✓

TOTAL FEE: \$8480 Municipality Applicant Contractor Lender Owner

Fee Paid Check # 1228

MAY 5 - 2014
MAY 5 - 2014
(3)



MIDDLE DEPARTMENT INSPECTION AGENCY, INC.

App. No: 11628-B

027
015

APPLICATION FOR BUILDING INSPECTION

APPLICANT: PLEASE PRINT FIRMLY. Permit # 11628 Date 5-5-14

Municipality Cape Bridge County Hampton State VA

Lot 2A Green Meadows East Street Address _____ Zip _____

Owner Susan Ward Occupant Team at BX36

Occupied As Log Home Down Behind House

Authorized Agent _____ Phone # the job on Hill

Applicant's Signature _____ Applicant has read and agrees to terms and conditions on reverse side

Type of Work - NEW ADDITION REMODEL

Type of Construction (IBC Chap. 6) - I: A B II: A B

III: A B IV: V: A B

Use & Occupancy Class (IBC Chap. 3) _____

Fire Suppression System - YES NO

City Cape Bridge State VA Zip Code 20711

Phone # 301-856-1094

LIST ALL EQUIPMENT BELOW: CALL 24 HOURS PRIOR TO INSPECTION

New Construction Sq. Ft.	Fence	Roof	Other
	Deck	Demolition	
Renovations, Alterations Sq. Ft.	Shed	Swimming Pools	In Ground
Fireplace	SFD - # bedrooms		Above Ground
Woodburning Stove			

FOR AGENCY USE ONLY:

COMMERCIAL	Fee	Plan Review	Code	Date	Insp. initials and #	Approved	Rejected
A. New construction sq. ft.		Footing					
B. Renovations sq. ft.		Foundation					
C. Swimming Pool		Framing					
D. Industrialized/manufactured building		Insulation					
E. Other		Wallboard					
RESIDENTIAL		Final					
F. Industrialized Housing		Other					
G. Single family dwelling							
H. Swimming Pool							
I. Townhouses/condos # units							
J. Multi-family # units							
K. Detached accessory structure							
L. Other							
M. Plan Review		Notified / Date					

TOTAL FEE \$ 174.90

Fee Paid Check # 10270 5-2014

Municipality _____ Applicant _____ Contractor _____ Lender _____ Owner _____

7/04 Green - Office Copy Pink - Inspector Copy Yellow - Municipal Copy

3

FOR MDA USE ONLY

027 015

MIDDLE DEPARTMENT INSPECTION AGENCY, INC.

FOR MDA USE ONLY

11628-E

APPLICANT COMPLETES THIS SECTION

Date: _____

City, Town or Township Capon Bridge County Hampshire State WV
Location/Address Green Meadows Est #

(If Located in Rural Area - Please Attach Directions)
Owner Susan K Ward Phone # (304) 856-1094 Pole # _____
Occupied As Susan K Ward Permit # _____
Occupant _____ Building: New Old

Work Area in Building (Floor #, etc.): _____

App. for: Wiring Service or: _____ Ready for Inspection: _____

Fee Remitted - \$ _____ Cash Check M.O. Make Payable To: M.D.I.A.

Number of Rough Wiring Outlets	Elect. Heat	500	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
Switches _____	Amp. Service _____	Surface Unit _____	Dishwasher _____	Range _____								
Lighting _____	Water Heater _____	Air Conditioner _____	Dryer _____	Pump _____								
Receptacles _____	Oven _____	Garbage Disposal _____	Wiring and Controls for _____	Burner _____								
Number of Fixtures _____	Amp. Receptacles _____	Fractional H.P. Vent Fans _____	Other Equipment: _____									

MOTORS H.P. Mark Number of Each Size	1/20	1/12	1/10	1/8	1/6	1/4	1/3	1/2	3/4	1	1 1/2	2	3	5	7 1/2	10	15	20	25	30	40	50	75	100
--------------------------------------	------	------	------	-----	-----	-----	-----	-----	-----	---	-------	---	---	---	-------	----	----	----	----	----	----	----	----	-----

Applicant's Signature Susan K Ward License # _____ Permit # _____
T/A _____ Utility: _____ (NAME) (OFFICE LOCATION)
Applicant's Address: HC 61 Box 36A (City) Capon Bridge (State) WV (Zip) 26711 Service Request # _____
Phone # _____ Electrician: _____

MDIA USE ONLY DATE RECEIVED: _____ DATE INSPECTED: _____

Correct Location: Same as Above or: _____
Red Notice Label

Rough Wiring Outlets	Surface Unit	Oven
Switches	Range	Garbage Disposal
Receptacles	Water Heater	Dishwasher
Fixtures	Air Conditioner	Dryer
Amp. Service Equipment	Burner, Wiring & Controls for	Amp. Receptacle
Amp. Service Conductors	Pump	Vent Fans

MOTOR H.P. Mark Number of Each Size	1/20	1/12	1/10	1/8	1/6	1/4	1/3	1/2	3/4	1	1 1/2	2	3	5	7 1/2	10	15	20	25	30	40	50	75	100
-------------------------------------	------	------	------	-----	-----	-----	-----	-----	-----	---	-------	---	---	---	-------	----	----	----	----	----	----	----	----	-----

NOTE - completed NO permit OR inspection

give NO cert.

CERTIFICATIONS	USE FOR INITIAL VISIT ONLY	NOTIFIED	DATE	CORRECT FEE	FEE PAID
<input type="checkbox"/> RW	Progress: Inc. <input type="checkbox"/> LKD <input type="checkbox"/>	Contractor		MAY 5 - 2011 Fee Due	106.00
<input type="checkbox"/> CFT	Violation: Work Comp. <input type="checkbox"/> Inc. <input type="checkbox"/>	Owner			CASH <input type="checkbox"/>
<input type="checkbox"/> L/A		Municipal			CHK # <u>1228</u>
<input type="checkbox"/> L/A		Utility			M.O. # _____
<input type="checkbox"/> IPA					AV # <u>3</u>
Date: _____	Other Side <input checked="" type="checkbox"/>				Applicant <input type="checkbox"/>
					Owner <input type="checkbox"/>

Cut in Card Temp # _____ Date _____
 Final # _____ Date _____
INSPECTORS SIGNATURE _____



of the Clerk of the County Commission of Hampshire County, West Virginia in Map Book No. 2 at Page 45, hereinafter referred to as "the parcel." Said parcel contains approximately 6.618 acres. That the said DEED was attached to the Plaintiff's Complaint as Exhibit 1.

5. That the parcel has two dwellings: HC 61 Box 36 is a home built in 1983 and occupied by the Plaintiff's son; HC 61 Box 36A is a log cabin built in 1999 and occupied by the Defendant and her family and/or various guests.

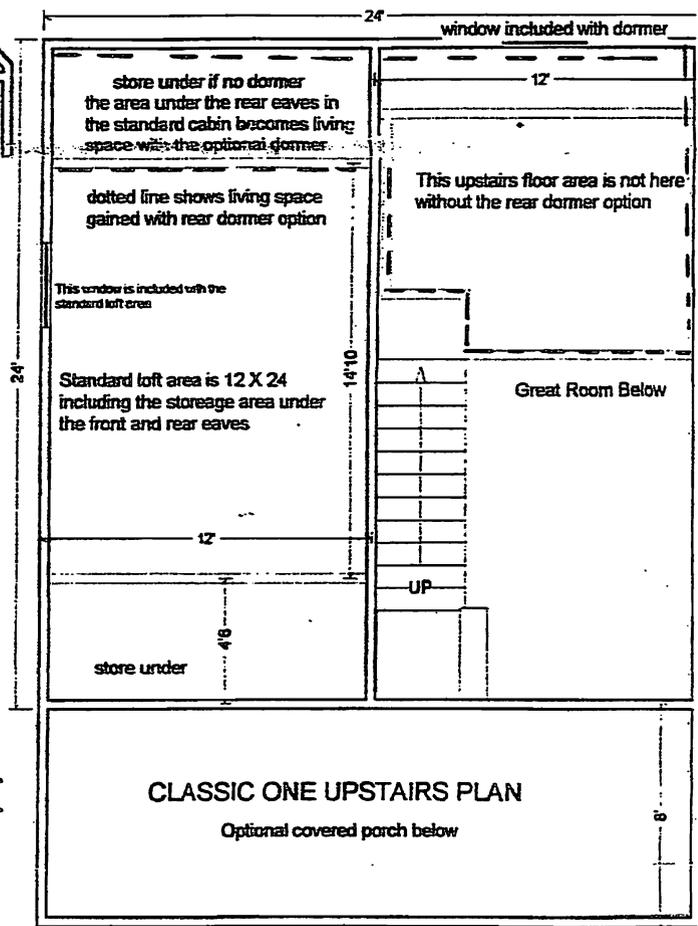
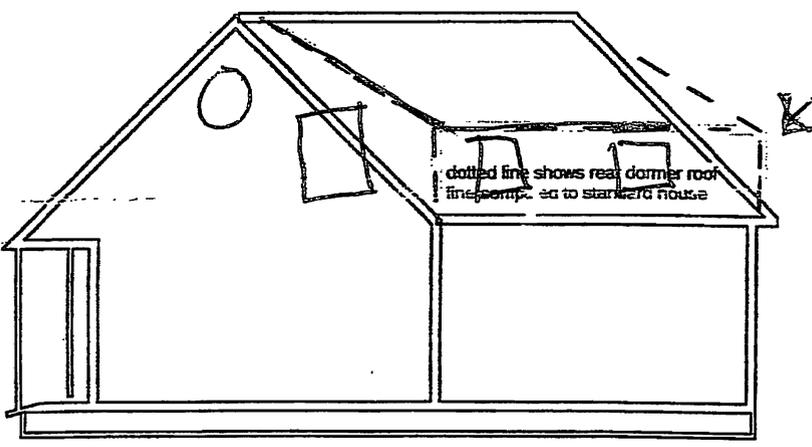
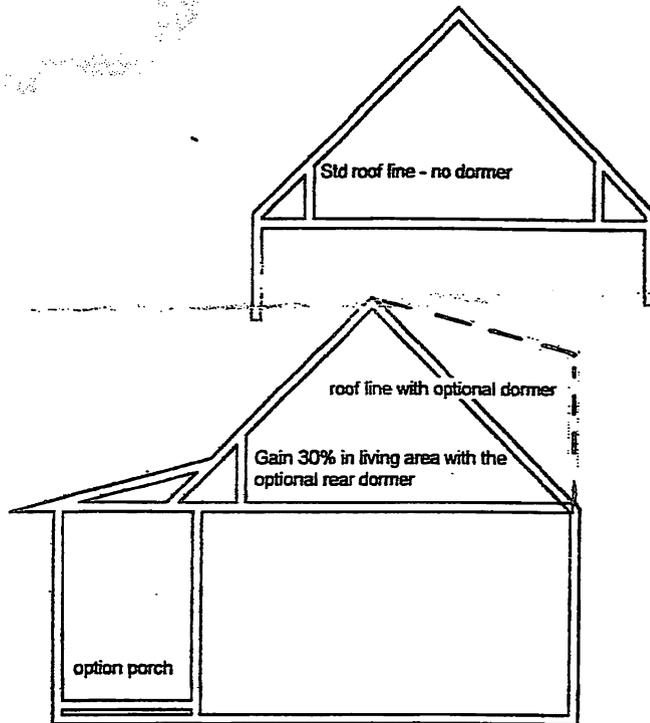
6. That the parcel has never been subdivided and is known collectively for tax purposes as Lot 24 Green Meadows Subdivision. However, because there are two separate residences located on the parcel, two separate county tax statements are generated for Lot 24 Green Meadows Subdivision each year. Furthermore, both tax statements are issued in the name of the Plaintiff and paid by the Plaintiff. That the said Statement of Taxes Due was attached to the Plaintiff's Complaint, collectively, as Exhibit 2.

7. That the Defendant was married to Gary A. Ward, Jr., who was the son of the Plaintiff.

8. That around 1999 the Defendant and her husband, Gary A. Ward, Jr., purchased a log home kit for \$50,000 which they built upon the Plaintiff's parcel.

9. That Gary A. Ward, Jr. and the Defendant resided in the log home on Plaintiff's parcel, rent free, from approximately 1999 until February 28, 2014, when Gary A. Ward, Jr. passed away.

10. That on April 28, 2014, the Plaintiff provided a Notice to



CLASSIC ONE UPSTAIRS PLAN
Optional covered porch below

INCREASE YOUR LIVING SPACE 30% BY ADDING THE REAR DORMER OPTION: EXTRA SPACE ACCOMODATES A MASTER SUITE WITH BATH AND A THIRD BEDROOM AREA

June 12, 2015

To Whom it may Concern:

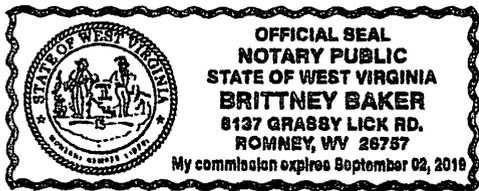
I Erin McKee of Peck's Excavating, Inc. did work for Henry + Judith Ward in April 2006 on the property that their son Gary Ward + his wife Susan near building. Judith Ward was the in charge person she payed the down payment for the job from her account by check and for the final payment she wrote a check for the sum of \$3250.00 and another check from a different account for \$3250.00. ^{LAST} _{EM} check for \$3250.00 came back because of insufficient funds. I called her and she told me that she had wrote it from the wrong account and to bring it to her and she would give me another check. I took the check to her house and she was not at home, so I gave the bad check to her husband Henry and I have not been payed since.

State of West Virginia
 County of Summers
 I acknowledge the signature of
Erin McKee
 dated this 12 day of June
2015

Erin McKee

My commission expires
Sept. 07, 2019
Brittney Baker
 Notary

Seal



Your
Copy to Keep

Date

To Judith ward

This letter is being sent to you in regards to completing the process of separating the 4 acres of land you gave Gary and me approximately 15 years ago. As you know, when Gary and I got our money and wanted to buy a home it was you that came to us about the land. You said that it was too much to look after and it would work out great with us building a home here and looking after the back half of the property and you would get to be close to your grandchildren as well. I don't know how we went from there to where we are now but I do know that I have never done anything to you to deserve this. In fact when you needed me the most I was there for you. When your mom passed away I was there and when dad passed I was there again. I thought of you and loved you as a mother and even when you were mean to me some of those times I still came back to make sure you were eating and taking your medicine. I was there at times when nobody else was and I hope you will take one moment and remember that. I know you are upset with me because of the charges and arrest of Timmy but I also understand that you only know what he has told you and I had hope that you would at least hear me as well for I am sure that if you had that you would see that I had no choice. I called you so many times so that I could tell you what he was doing to us and how things were getting worse due to his drinking but you wouldn't even take my calls. You stop talking to me only days after Gary died. I can't even grieve for him because of all this. You as Timmy's mom knows better than anyone how bad he can be and I know you know this. If you had taken just one of my many calls to you, maybe you could have talk to him and maybe things could have been different. You have a wonderful, bright granddaughter that is in training for the Navy and having to go in just after she lost her father and struggling every day to stay strong and finish to make something good of her life and you also have a grandson who lost his father and is working hard everyday to help this family and look after his own daughter at the same time. They don't understand how their own grandmother and uncle could hate them so much that they would do this. There are enough tears in my home to flood this house and still we have to deal with you and Tim wanting to take away even more. Gary and I worked hard to build this house and make it our home for all these years. Maybe you don't know this but Timmy is also now wanting to take things that you gave us many years ago and some you gave us after Dad passed away. I hope God above will show you the truth and that you will do the right thing before you lose what is most important in life and that is Family.

Sign

Date