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mailed. 1-6-04
Ashley R. Barnett
679 mile Ridge Estate
Sabaron Church, Va.

22641

DONALD O. SOWERS
and
THELMA J. SOWERS, CO-TRUSTEES,
OR SUCCESSOR TRUSTEE, FBO:
THE SOWERS LIVING TRUST, UTD:
6TH DAY OF JULY, 1999

TO: DEED

ASHLEY R. BARNETT
and
DEBBIE J. BARNETT, his wife

THIS DEED, made this 23rd day of
December, 2003, by and between Donald
O. Sowers and Thelma J. Sowers, Co-
Trustees, or Successor Trustee, FBO:
The Sowers Living Trust, UTD: 6th day of
July, 1999, grantors, parties of the
first part, and Ashley R. Barnett and
Debbie J. Barnett, his wife, grantees,
parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars
(\$10.00), cash in hand paid, receipt whereof being hereby acknowledged,
and other good and valuable consideration deemed valid at law, the said
parties of the first part do, by these presents, grant and convey unto
the said parties of the second part, as joint tenants with full rights
of survivorship as hereinafter enumerated, and with covenants of General
Warranty of Title, all that certain tract or parcel of real estate
containing 112.07 acres, more or less, lying on the East side of County
Route 3/9 also known as Braddock School Road about 0.50 miles from the
Town of Slanesville in Gore District, Hampshire County, West Virginia,
which said real estate is more particularly shown and described according
to that certain Description of Survey and Plat of same, as prepared by
Geodetic Positioning Services, Gary A. Hedrick, Professional Surveyor,
dated December 9, 2003. Said Description of Survey and Plat of Survey
are attached hereto and made a part hereof for a more particular metes
and bounds description of said real estate, and for all pertinent and
proper reasons.

And being a portion of the same real estate which was conveyed unto
the grantors herein by deed of William R. Malcolm and Glenna Malcolm, his
wife, by deed dated December 14, 1963, and which said deed is of record
in the Office of the Clerk of the County Commission of Hampshire County,
West Virginia, in Deed Book No. 180, at page 238. And further being the
same real estate conveyed unto Donald O. Sowers and Thelma J. Sowers, Co-
Trustee or Successor Trustee, FBO: The Sowers living Trust, UTD: July 6,
1999, by deed of Donald O. Sowers and Thelma J. Sowers, his wife, by deed
dated November 26, 1999, and of record in the aforesaid Clerk's Office
in Deed Book No. 396, at page 417, to which said deeds, and all other
deeds in this chain of title, reference is hereby made for all pertinent
and proper reasons.

For the consideration aforesaid, there is conveyed unto the grantees herein, their heirs, successors and assigns, that certain fifty foot (50') right of way extending from West Virginia State Route 29, to the subject property and the grantees, their heirs, successors, and assigns have the right to develop and use said right of way as they desire.

For the consideration aforesaid, there is also conveyed unto the grantees herein, their heirs, successors and assigns, use of the access to the property off Braddock School Road, following the Sowers driveway and continuing through the Fishel Estate Property and through the Robert Watson Property, which was established by Court Order dated August 29, 1994, as a twelve (12) foot prescriptive right of way, and back onto the subject 112.07 acre Sowers property. Sowers, the grantors herein, their assigns and heirs reserve full rights and usage of the road.

Furthermore, for the consideration aforesaid, the grantors herein stipulate and guarantee that there is a county road, open to public use (Old Martinsburg Grade) that enters the southwest corner of the above property as shown on the survey plat.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2004, although same may still be assessed in the name of the grantors.

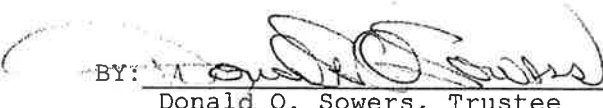
This conveyance is made unto the said parties of the second part as joint tenants with full rights of survivorship, which is to say, should Ashley R. Barnett predecease his wife, Debbie J. Barnett, then the entire full fee simple title in and to said real estate shall vest solely in Debbie J. Barnett; and should Debbie J. Barnett predecease her husband, Ashley R. Barnett, then the entire full fee simple title in and to said real estate shall vest solely in Ashley R. Barnett.

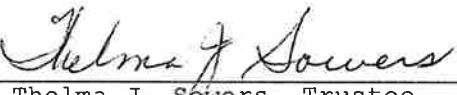
TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify under penalties as prescribed by law that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is \$198,000.00.

WITNESS the following signatures and seals:

DONALD O. SOWERS AND THELMA J. SOWERS,
CO-TRUSTEES, OR SUCCESSOR TRUSTEE, FBO:
THE SOWERS LIVING TRUST,
UTD: 6TH DAY OF JULY, 1999

BY:  (SEAL)
Donald O. Sowers, Trustee

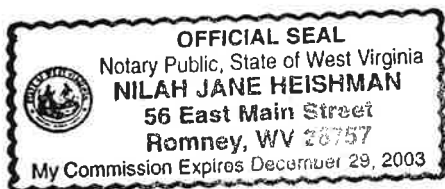
BY:  (SEAL)
Thelma J. Sowers, Trustee

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Nilah Jane Heishman, a Notary Public, in and for the county and state aforesaid, do hereby certify that Donald O. Sowers and Thelma J. Sowers, as Co-Trustees, or Successor Trustee, FBO: The Sowers Living Trust, UTD: 6th day of July, 1999, whose names are signed and affixed to the foregoing deed dated the 23rd day of December, 2003, have each this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 23rd day of December, 2003.




Notary Public

THIS INSTRUMENT PREPARED BY:
JULIE A. FRAZER, ATTORNEY AT LAW
CARL, KEATON & FRAZER, PLLC
56 EAST MAIN STREET, ROMNEY, WEST VIRGINIA 26757

Njh/deeds/BarnetetxtFromSowersDonetux

And being the same real estate which was conveyed as 2.211 acres, more or less, as set forth on the 1993 Hampshire County Land Books, unto Donald O. Sowers and Thelma Jean Sowers, his wife, by deed dated December 15, 1993, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 349, at page 466.

The grantors herein do retain for themselves, their successors, and assigns, a fifty (50) foot right of way along the entire length of the northern boundary line of said real estate, 50 feet from said boundary line with Crabtree, the entire length, and any and all costs incurred in installing, maintaining road, right of way, utility easements, etc., shall be the sole and exclusive costs of grantors herein and grantee herein shall bear no expenses whatsoever. Said right of way is to be used for purposes of ingress and egress and for the installation, maintenance, repair, etc., of any and all utilities, including water, electric, te., and all other pertinent and proper reasons which grantors deem necessary and proper for the use of said right of way.

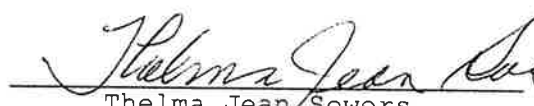
Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantee agrees to assume and be solely responsible for the real estate taxes beginning with the calendar year 2001, although same may still be assessed in the names of the grantors.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify, under penalties as prescribed by law that the actual consideration paid for the real estate, conveyed by the foregoing and attached deed is \$69,000.00.

WITNESS the following signatures and seals:

 (SEAL)
Donald O. Sowers

 (SEAL)
Thelma Jean Sowers

Geodetic Positioning Services
P.O. Box 537 - Springfield, WV 26763 - 304/822-4165

Description of Survey
for
Donald O. Sowers

A tract of land lying on the East side of County Route 3/9 also known as Braddock School Road about 0.50 miles from the Town of Slanesville in Gore District, Hampshire County, West Virginia and more particularly described as follows:

Beginning at a Whitacre #5 Rebar and Cap (Found) also a corner with Robert and Sally Caiola 420/639; thence with the new division line,

N 25 01 05 E 2214.55' to a G.P.S. #5 Rebar and Cap (Found); thence with the original line,

N 27 08 08 E 1237.50' to a Chestnut Oak Stump (Found); thence,

S 68 16 30 E 337.76' to a F. Whiteacre #5 Rebar and Cap in a Stone Pile (Found); thence,

N 20 38 28 E 759.76' to a F. Whitacre #5 Rebar and Cap in a Stone Pile (Found); thence,

N 63 07 32 W 137.50' to a F. Whitacre #5 Rebar and Cap in a Stone Pile (Found); thence,

N 19 30 49 E 1576.06' to a Stone Pile (Found); thence,

N 63 16 49 E 1571.42' to a Planted Stone (Found); thence,

S 08 28 21 W 762.67' to a 27" Chestnut Oak (Found); thence,

S 55 28 21 W 1006.50' to a Stone Pile (Found); thence,

S 19 22 17 W 3069.00' to a G.P.S. #5 Rebar and Cap (Set); thence,

S 35 37 18 W 300.57' to a F. Whitacre #5 Rebar and Cap (Found); thence,

S 40 21 08 W 2133.21' to a F. Whitacre #5 Rebar and Cap (Found); thence,

N 69 57 58 W 400.01' to the Beginning and containing 112.07 acres plus or minus as Surveyed by Geodetic Positioning Services on 12/09/2003 also reference attached Plat of Survey.

And being part of the same parcel of land conveyed to Donald O. and Thelma J. Sowers from William R. Malcolm and Glenna Malcolm by Deed dated December 14, 1963 and recorded in the Clerks Office of the County Court of Hampshire County, West Virginia, in Deed Book 180 at Page 238.

Gary A. Hedrick

