Mm Kunneth H. Glogd 292 Sunabung lane Brenngriebe, Va. 22611

69200

BOOK 457 PAGE 481

GORDON WESLEY YOUNG, JR. and MARY SUSAN YOUNG, TRUSTEES, UNDER THE GORDON WESLEY YOUNG, JR. LIVING TRUST, DATED MAY 6, 2003

TO: DEED

KENNETH H. LLOYD and BRENDA C. LLOYD, his wif

2006, the THIS parties Brenda dated Gordon first and Mary DEED, ьу Мау О Н \bigcirc and between Gordon part, Wesley Young, 9 the made Lloyd, Susan 2003, second and this Young, his Kenneth grantors, part 21st Jr. wife Trustees, Wesley day Living Ξ. parties Lloyd grantees 0 fr Young, Trust, July, under and 0 f

Young, West in the Memorandum Virginia, WHEREAS, Office Jr., did establish O.f. 0 þу in Deed Book Trust, the Clerk of trust dated dated The 423 June the County Commission the Gordon д † 2, 6th Page 2003, Wesley day 567; 0 F regarding and, Young, May, 0 f 2003, Jr., same, Hampshire Gordon Living i S 0 f County, Trust Wesley record

NOW, THEREFORE, THIS DEED, TO WIT:

Warranty the parties situate (\$10.00), vivorship said other particularly WITNESSETH: 0f in Springfield District, 0 F parties good cash in hand paid, the Title, മട first and valuable 0f That hereinafter described all the part those two for and in second do, s B consideration receipt w1hereof part by these enumerated, follows certain consideration Hampshire a S joint presents, tracts deemed County, with tenants with being hereby 0 f 20 valid the parcels Covenants grant West sum of at and Virginia, O Hi full law, acknowledged, convey Ten real 0 **f**i rights the Dollars General estate being unto said 0£

FIRST TRACT:

All those two certain tracts or parcels of real estate designated upon the 2005 land books as containing 185.2544 acres, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging, being more particularly described as follows:

FIRST: white BEGINNING at a ...

ite oak, thence N. 20° 10 ...

3. 73° 5' E. 54 poles to a stone, thence N. 5 to a stone, thence N. 76 3/4 W. 89 9/10 pol thence S. 34 1/4 W. 49 poles to a stone, then 10 poles to a stone, thence S. 56 W. 26 3/10 poles to a stone to a stake, thence S. 56 W. 31 poles to a stake, thence S. 4 thence S. 50° 35' E. 120 poles to a stake to a stake. BEGINNING at a stone 3/4 __
56 poles to
, thence N. 19 3/
N. 89 9/10 poles
Thence s
'10 pole a stone, thence s. . 6 W. 26 3/10 poles take, thence S. 49° 205' E. 120 poles to the story of th stone, 3/4 E. the 20. 44 44

SECOND: BEGINNING corner between the gram. 107.8 poles to a in an easterly direction. to a stone direction : grantors herein and a stone 10 14 small C. ection about 100 poles at മ stone and poles W. Kerns,
O. pointers,
W. O. ar t 0. 0 pointers thence and a le S. 31 thence and 3 W.

CARL, KEATON & FRAZER, PLLC ATTORNEYS AT LAW 56 E. MAIN STREET ROMNEY, WV 26757

O. pointers a content of the BEGINNING, a corner in the W.E. Landis list to a locust stake and 2 pine and George Cheshire, thence S NG, containing 87 acres, more line, thence ne pointers es. 84 05 1 9 less thence s a corner 114 poles Z. 36 40 t 0 fi

LESC,
situate ...
Virginia, contai...
Time 20, 1994, by
his wife, ind, c June 20 Ritter, wife and Book HOWEVER, husband, of re in Springfield Dis , containing 4.8356 a 1994, by deed of H all þу of record in the Page 21. that certain District, acres, more or less, by deed dated Howard R. Ritter and Virginia L. Howard Boothe and Sheridan L. Boothe, Boothe and Sheridan I the aforesaid Clerk's tract Hampshire 9 parcel of County, 's Office est

the Jr. 0 the Deed Gordon rd and And Clerk 'n Book Mary being Ritter, Wesley 0f 423 Susan the the a t Young, unmarried, County Commission of same Page Young, real ďr. 565 Trustees dated Living estate June Trust 9 conveyed their Successors Hampshire 2 2003, dated unto 0 f Мау County, Gordon record 9 2003, n West Wesley ri. Trust, the þу Virginia Young, Office under ed 0

SECOND TRACT:

All that certain tract or parcel of real estate springfield District, Hampshire County, West approximately one-half mile west of the village Spring, West Virginia, and being more particularly as follows: estate virginia, e of Green y described

containing 4
particularly
prepared by E
West Virginia
the Clerk of
Virginia, in West 1080.00 fee property corner division line No. feet to a No. 5 r corner to the Real Estate
West 1080.0 aforesaid; thence continuing across the aforesaid by new division line North 49°, 26 minutes, 27 seconds East 146.48 feet to a No. 5 reinforcing rod set on the southwest side of the Old County Road, a new property corner to Ritter; thence continuing across Howard Ritter by a new division line South 47°, 45 minutes, 22 seconds East 218.79 feet to the BEGINNING, line No. Ritter, the corner to the aforesaid and to Ritter; thence along a line of Real Estate Improvement Co. South 56°, 34 minutes, 44 seconds West 1080.00 feet to a No. 5 reinforcing rod set, a new property corner to Ritter; thence across Ritter by new division line North 47°, 45 minutes, 22 seconds West 200.00 feet to a No. 5 reinforcing rod set, a new property corner to the aforesaid; thence continuing across Ritter by new division line North 56°, 34 minutes, 44 seconds East 930.00 fee to a No. 5 reinforcing rod set, a new property corner to the aforesaid; thence continuing across the aforesaid by new division line North 49°, 26 minutes, 27 seconds East 146.48 feet to a No. 5 reinforcing rod set. "BEGINNING t Virginia, Clerk of the seconds Estate 11 in Deed a t East Edward 4.8356 Improvement Co., a new . 5 reinforcing rod set the ა ტ ტ ward J. Mayhe dated June 4 the County Com Deed Book 353 36.66 forth acres, more or less, and oth and shown on that plat of . Mayhew, Professional Surveyo Mayhew, Froton of ഗ reinforcing Commission 353 at Page feet from ter term 0 f rod set record Hampshire County, North 56° 3 beginning Surveyor, Romney, rd in the Office of oshire County, West corne: 34 minutes survey corner, g a line t₀ ა გ new
146.48
side of Howard S S

Young, November under Ċţ 0f And the Page Jr Rhonda 7, being Gordon 2003, and the Mary Вг Wesley 0 f ady, same Susan record one real Young, Young, and in estate the the Jr. Trustees aforesaid same Living that person Was Trust, 20 Clerk's conveyed unto their S D dated Rhonda Successors Office Мау Boothe, Gordon Wesley in 6 Deed in 2003, Trust, dated Уd

CARL, KEATON & FRAZER, PLIC ATTORNEYS AT LAW 50 E. MAIN STREET ROMNEY, WV 20757

grantee estate herein conveyed southwesterly Howard R. ommonly property For herein for known the Ritter and Virginia L. the purposes conveyed unto the consideration direction О Н S ф right the Howard B&0 0 leading to 0 f ۳. way leading Road, S e c ingress Ritter grantee, Ritter, over forth, and the the and from the his the egress subject remaining Virginia said right the heirs or grantors to railroad real and ₽. property assigns convey of way crossing from estate Ritter access unto said owned herein road, ij real the Йq

right Railroad, Ritter This മ 0 fi the o fi the way and real Inc. B&O conveyance is subject leading right B&O Road, Railroad to of way leading from the railroad access road, that to the real estate. over the portion and its estate herein О Н property of Howard R. Ritter successor to the rights of all the access ut. road interest, conveyed, crossing others in and now particularly the known and Virginia railroad commonly s S to the CSX

the way, real easements, The estate, estate herein conveyed is covenants, conditions and which are recorded in the and subject restrictions aforesaid Clerk's to any rights, which mау rights Office. affect 0 H

with should solely then the entire and if Brenda full This in in predecease his and rights Kenneth conveyance 0 said fee simple of survivorship, Lloyd should . Н Lloyd real wife, S Fumade unto the grantees herein estate title Brenda C. predecease in shall which is and Lloyd, vest to her to said then husband, solely say, real the H. 'n. estate Kenneth H. entire Brenda Kenneth H. as joint tenants fee shall vest 0 Lloyd, Lloyd; simple Lloyd

ΟĦ S the calendar assume the the Although the real and grantors day be solely year 0f closing for 2007, responsible estate taxes although the for the real same may still current may be prorated between the parties tax year, estate taxes beginning Эď the assessed grantees in the agree names with to

made defined Internal pursuant therein, Code deed is for t 0 on the made as an integral part purposes behalf provisions 0 Hi ΟĦ the effectuating 0 grantees Section 1031 of, herein Ø Tax and accordingly 0 fi Deferred the United Exchange, ი. ე further States S

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantee

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appurtenances easements, together with timbers, thereunto all waters, rights, belonging, minerals and mineral rights, ways, in fee buildings, simple houses, forever. and improvements, all other

and actual consideration attached hereby deed is certify, under paid \$626,000.00. for the penalties real estate conveyed by S C prescribed ÅФ the law, foregoing that the

WITNESS the following signatures and seal 'n

under the Gora Gordon tordon Wes .e. ¥ cdon dated May Woung, Jr. don Wesley Young, o Trustee oung, Jr. (SEAL)

Mary Susan Young, Trustee under the Gordon Wesley Living Trust, dated May all tee y Young, u y 6, 2003 (SEAL) Jr.

STATE OF TEXAS,

COUNTY OF 1Paso TO WIT:

acknowledged the Living Trust dated May foregoing deed county and state aforesaid, and Mary Susan Young, PAUL dated same before me in my said 7 ALVARADO the 6 2003, $21^{\rm st}$ Trustees, do hereby certify that Gordon Wesley whose day of under the Gordon Wesley Young, names are July, a Notary Public this $\frac{24h}{h}$ 2006, have each signed and affixed d state. in and for the this to Young, day Jr. the

Given under my hand and Notarial Seal this day of July, 2006

PAUMINING PAUMIN

Notary Paul Publ Z

This Julie 56 his instrument was prepared by lie A. Frazer, Attorney at Law, Carl, Keaton & Frazer, PLLC, E. Main St., Romney, WV 26757. Romney,

CARL, KEATON & FRAZER, PLLC ATTORNEYS AT LAW 56 E. MAIN STREET ROMNEY, WV 20757

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SHYKON H LINK

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STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office MITELL 9:49 Am

and admitted to record The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office

an winer Line

18579-06 25342 3/06 CTP

Teste

_Clerk.