

Mailed: Jewell T. Haines  
2001 Kimberly Dr. 1-14-86  
Mt View Acres  
Martinsburg WV  
40887 259

THIS DEED made this 29 day of November 1985, by and between ROGER C. HAINES and LINDA L. HAINES, his wife, DEBORAH E. McALLISTER and GERALD H. McALLISTER, JR., her husband, and PATRICIA D. WELZEL and ANTON WELZEL, her husband, parties of the first part hereinafter referred to as Grantors, and JEWELL K. HAINES, party of the second part hereinafter referred to as Grantee.

WITNESSETH that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the Grantee, with general warranty of title, in fee simple, all of their right, title and interest in and to all those three contiguous tracts or parcels of real estate situate on the drains of Little Capon Creek in Gore District, Hampshire County, West Virginia, and more particularly bounded and described as follows:

FIRST TRACT:

Beginning at a stone, the connecting corner made between them in the first line of the entire tract, thence with the said line S. 56 30 E., 120 poles to 3 chestnut trees, second corner of the entire tract, thence with the original line N. 30 23 E., 187 poles to three white oaks in a small hollow, thence N. 58 18 W. 95½ poles to a stone in a hollow, in the third line of said tract, another division corner made between them, thence with said division line across the entire tract S. 38 40 W., 184.3 poles to the beginning, containing 124½ acres, more or less.

SECOND TRACT:

Beginning at a stone in a field in the Benjamin Foltz line, thence with said line S. 53 W., 26 poles to a small pine at the lower side of a field in said line, thence leaving said line S. 51 E., 24 poles to a large white oak and white pine, thence S. 4 30 E., 12 poles to two sugar trees, thence S. 32 W., 58 poles to two chestnut oaks in Haines line, thence with it S., 58 E., 69 poles to three white oaks in the mouth of a hollow, Haines Corner, thence leaving Haines, and with the line of Foltz, N. 43 30 E., 54 poles to a white oak and chestnut, Nealis corner, thence with his line N. 36 W., 112 poles to the beginning, containing 37 acres, more or less.

THIRD TRACT:

A parcel of real estate known as the "Buzzard Place", which was conveyed to Benjamin T. Haines by J. S. Zimmerman, Special Commissioner, by his deed dated October 1, 1904, of record in the County Commissioner's Office of Hampshire County, West Virginia, in Deed Book No. 78 at Page 128, to which deed and the deeds there referred to reference is hereby had for a more particular and complete description of said parcel, containing 160 acres, more or less.

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AVE. REPTOE. PERRY.

AN METRE & ROCKWELL

104 W. CONGRESS STREET

CHARLES TOWN, W. VA.

25414

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AND BEING the same real estate conveyed unto Chester W. Haines and Jewell K. Haines, his wife, by deed dated September 21, 1978, from Elmo A. Haines, et ux., et al., and recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 232, at Page 265.

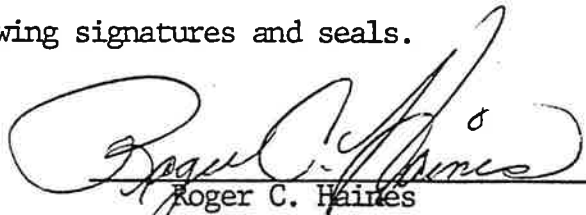
For the consideration aforesaid there is further granted and conveyed unto the said party of the second part, her heirs and assigns, the perpetual right to use that certain right of way or roadway leading from the Little Capon Public Highway in an easterly direction up the hill to the real estate above conveyed; said right of way to be used in conjunction with all other persons having a lawful right to use same, said right of way being now in existence and has been used as a roadway to the above described real estate for many, many years.

THIS CONVEYANCE IS MADE SUBJECT TO all easements and rights of way of record and in existence.

DECLARATION OF CONSIDERATION OR VALUE

Roger C. Haines, one of the Grantors herein and familiar with the transaction herein involved, by affixing his signature hereto hereby declares, under penalty of fine and imprisonment that the foregoing is a transfer between children and parent, without consideration, and is not subject to excise stamps on the transfer of real estate in West Virginia.

WITNESS the following signatures and seals.

  
Roger C. Haines (SEAL)

  
Linda L. Haines (SEAL)

  
Deborah E. McAllister (SEAL)

  
Gerald H. McAllister, Jr. (SEAL)

Patricia D. Welzel (SEAL)  
Patricia D. Welzel

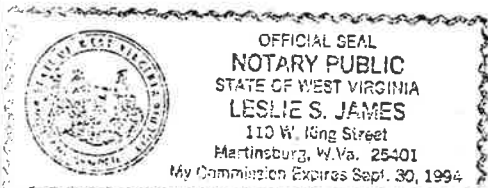
Anton Welzel (SEAL)  
Anton Welzel

STATE OF West Virginia

COUNTY OF Berkeley, TO-WIT:

The foregoing instrument was acknowledged before me by ROGER C. HAINES and LINDA L. HAINES this 30<sup>th</sup> day of November 1985.

(NOTARIAL SEAL)



My commission expires:

Sept. 30, 1994

Leslie S. James  
Notary Public

STATE OF West Virginia

COUNTY OF Berkeley, TO-WIT:

The foregoing instrument was acknowledged before me by DEBORAH E. McALLISTER and GERALD H. McALLISTER, JR., this 29 day of November 1985.

(NOTARIAL SEAL)



My commission expires:

7-25-91

JoAnne Daign  
Notary Public

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ASSIGNMENT

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FOR VALUE RECEIVED, the undersigned, ROGER C. HAINES and LINDA L. HAINES, his wife, DEBORAH E. McALLISTER and GERALD H. McALLISTER, JR., her husband, and PATRICIA D. WELZEL and ANTON WELZEL, her husband, parties of the first part, hereinafter referred to as Assignors, do hereby sell, assign, transfer and convey unto JEWELL K. HAINES, party of the second part, hereinafter referred to as Assignee, all of their right, title and interest in and to that certain Oil and Gas Lease Assignment dated September 21, 1978, by and between Elsie P. Shanholtz, widow, Elmo A. Haines and Alice E. Haines, his wife, Geraldine M. Hockman and J. Arthur Hockman, her husband, as Assignors, and Chester W. Haines and Jewell Kay Haines, his wife, as Assignees, and the Hampshire Gas Company, a corporation, recorded in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 232, at Page 269.

The said Assignors do further grant, convey, assign and set over unto the said Assignee any and all rentals, delay rentals, storage rentals or any and all other emoluments that may henceforth be derived from said instrument, and the said Hampshire Gas Company is hereby authorized and empowered to pay said emoluments unto the said Assignee.

WITNESS the following signatures and seals this <sup>29</sup>~~30~~ day of November 1985.

 (SEAL)  
Roger C. Haines

 (SEAL)  
Linda L. Haines

 (SEAL)  
Deborah E. McAllister

 (SEAL)  
Gerald H. McAllister, Jr.

 (SEAL)  
Patricia D. Welzel

 (SEAL)  
Anton Welzel