

Mailed: Donald E. McIntire
Rt 4, Box 173
Winchester, Va. 9-24-75

178

24363

HOY O. BAKER

TO DEED

DONALD E. MCINTIRE

THIS DEED made and entered into
this 12th day of September, 1975,
by and between Hoy O. Baker,
grantor and party of the first
part, and Donald E. McIntire,
grantee and party of the second
part.

WITNESSETH: That for and in consideration of the sum of
Fifteen Thousand Five Hundred (\$15,500.00) Dollars, cash in hand
paid, the receipt of all of which is hereby acknowledged, the said
party of the first part does hereby grant and convey, with cove-
nants of general warranty and to be free and clear of all liens
and encumbrances, unto Donald E. McIntire all that certain tract
or parcel of real estate containing 52 acres, more or less, to-
gether with all rights, rights of way, easements, minerals, oil
and gas rights and appurtenances thereunto belonging, being and
situate in Gore District of Hampshire County, West Virginia, being
all the same tract or parcel of real estate which was conveyed
unto Hoy O. Baker by deed of R. V. Kaylor, John W. Walls and Ida
A. Walls, dated 9 June, 1956, of record in the Clerk's Office of
the County Court of Hampshire County, West Virginia, in Deed Book
No. 133 at page 427, in which deed the real estate is more fully
described according to a survey made by Paul S. Bradfield, surveyor,
on 5 May, 1956, by metes and bounds as follows:

"Beginning at a stone pile formerly 3
chestnut oaks on the West side of said Mt.
the 3rd corner to the entire survey of which
this survey is a part, thence with lines of
the original S. 16 3/4 W. 9.5 P. to a large
chestnut oak and stone pile, thence S. 32 3/4
W. 132 P. to 2 chestnut oaks and stone pile,
thence S. 24 W. 69 P. to 2 chestnut oaks and
stone pile, thence S. 63 E. 33 P. to a stone
pile and some sprouts, thence N. 35 E. 55.5P.
to a small white oak in the worm of an old
stone fence, thence N. 29 E. 38 P. to a stone
pile, thence N. 83 E. 7 P. to a chestnut oak

on top of a bluff of rocks, thence N. 33 E. 112 P. to a stone pile and some marked trees in a line of the original survey, thence leaving it and running across the entire tract N. 57 W. 61 P. to the beginning, containing 52 acres, more or less."

Reference is here made to the aforementioned deed, survey and plat which by such reference is made a part hereof.

The grantors herein will pay the taxes upon said real estate for the first half of the calendar year 1975. However, the grantees will pay the taxes for the second half of the calendar year 1975 and for 1976, although the real estate is assessed in the name of the grantor.

There is also conveyed a right of way over the grantor's remaining land 20 feet wide from the paved road to the property over the existing road. This right of way is 10 feet in either direction from the center of the existing road, and Dottie L. Baker joins in the execution of this deed for the express purposes of conveying said right of way over the lands which she owns.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all roads, rights of way, easements and appurtenances thereunto belonging, unto the said Donald E. McIntire, in fee simple.

WITNESS the following signatures and seals:



Hoy O. Baker (SEAL)
Hoy O. Baker

Dottie L. Baker (SEAL)
Dottie L. Baker

STATE OF VIRGINIA

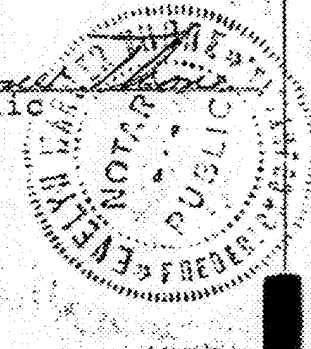
COUNTY OF Frederick, TO WIT:

I, Carolyn Warner Thorne, a Notary Public within and for the county and state aforesaid, do hereby certify that Hoy O. Baker and Dottie L. Baker, whose names are signed to the foregoing and annexed writing, bearing date of the 12th day of September, 1975, have each this day acknowledged the same before me in my said county.

Given under my hand this 5 day of September, 1975.

My commission expires My Commission Expires December 6, 1978

Carolyn Warner Thorne
Notary Public



The above deed was prepared by:
Ralph W. Haines, Attorney at Law,
Romney, West Virginia, without
title examination or report, and
without any certification as to
the capacity of the parties to sign

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned (grantor-s) (grantee-s) do hereby declare the true and actual value of the property transferred by the document to which this declaration is appended, to be to the best of my knowledge and belief \$ 15,500.

Given under my hand this 5 day of September, 1975.

Dottie L. Baker
Power of Attorney

RALPH W. HAINES
ATTORNEY AT LAW
ROMNEY, W. VA.
28757

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 17th day of September, 1975, at 10:15, A. M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereto annexed, admitted to record.

Attest Nancy C. Feller Clerk
County Commission, Hampshire County, W. Va.