

Mailed: Calvin Pierson
P.O. Box 118
Bakerton WV
1-22-91

324

148

49804

CALVIN G. STONE, SR. &
EDNA C. STONE

TO DEED

CALVIN PIERSON &
CARL W.D. PIERSON

THIS DEED made and entered into this 3rd day of January, 1991, by and between Calvin G. Stone, Sr. and Edna C. Stone, husband and wife, each in their own right as spouse of the other, grantors and parties of the first part, and Calvin Pierson and Carl W.D. Pierson, whose address is P.O. Box 118, Bakerton, West Virginia, 25410, grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of Five Thousand (\$5,000.00) Dollars, cash in hand paid, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey with covenants of general warranty and to be free and clear of all liens and encumbrances unto Calvin Pierson and Carl W.D. Pierson, as tenants in common, with each holding a one-half (1/2) undivided interest in and to all that certain lot or parcel of real estate, situate along the Maphis Hollow Road in Mill Creek District of Hampshire County, West Virginia, containing 2.00 acres, more or less, and being all of the same real estate which was conveyed unto Calvin G. Stone and Edna C. Stone, husband and wife, by Deed of John H. Parker and Ruth H. Parker, husband and wife, by Deed dated the 12th day of February, 1985, of record in the Clerk's Office of the County Commission of Hampshire County, West Virginia in Deed Book No. 275 at page 343, which parcel of real estate was surveyed by Larry L. Kitzmiller, Licensed Land Surveyor, and according to said survey and plat, the parcel of real estate herein conveyed is more particularly described as follows:

DESCRIPTION OF SURVEY
FOR
JOHN H. PARKER, JR.

2.00 ACRES

345

149

A lot or parcel of land located about 6 miles west of Romney, West Virginia in Mill Creek District of Hampshire County, West Virginia and more particularly described as follows;

Beginning at a 3/4" X 30" rebar set 30.0' north of a small drain, thence

N 19° 56' 01" E 421.79' to a 3/4" X 30" rebar set on line, same course continued 12.78' further for a total of 434.57' to a point in the center of an access road, thence with center of same

S 74° 20' 00" E 201.23' to a point in center of said road, thence

S 19° 54' 11" W 23.31' to a 3/4" X 30" rebar set on line, same course continued 411.24' further for a total of 434.55' to a 3/4" X 30" rebar set 25.0' north of a small drain near a small hollow, said rebar being (N 02° 55' 54" E 633.41') from an original corner of the 106.50 acre "Mulledy Farm" of which this is a part, original corner being 1 large dead lynn tree and 3 smaller lynns found marked for corner in the head of a small hollow, thence

N 74° 20' 00" W 201.46' to the beginning containing 2.00 acres more or less as surveyed by Larry L. Kitzmiller in January, 1985 and as shown on a plat attached hereto and made a part of this description and being a portion of the 106.50 acre "Mulledy Farm" conveyed by John H. Parker, Sr., to John H. Parker, Jr., by Will dated April 25, 1958 and recorded in the office of the Clerk of Hampshire County, West Virginia in Will Book 26, Page 397.



Larry L. Kitzmiller

LARRY L. KITZMILLER
LICENSED LAND SURVEYOR
#280
MT. STORM, WEST VIRGINIA

There is attached hereto and made a part hereof a plat of the real estate herein described and conveyed as surveyed by Larry L. Kitzmiller, Licensed Land Surveyor.

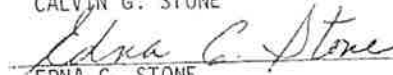
The real estate herein conveyed shall be subject to the following reservation: "The grantors herein, for themselves, their heirs and assigns, do hereby reserve all minerals, including gas and oil, that may be in and upon or under the real estate above described, and said minerals and mineral rights, together with the right to go in and upon said real estate to exploit same, is not hereby conveyed."

For the consideration aforesaid, there is further granted and conveyed unto the said grantees, their heirs and assigns, the full right to use that certain right of way or roadway commonly known as the Maphis Hollow Road, which said road is now in existence and leading from the lot herein conveyed in a northwesterly direction to the public highway known as U.S. Route 50, said roadway to be used by the grantees herein in conjunction with all other persons having the lawful right to use the same.

The grantors herein shall be responsible for the taxes upon said real estate for the calendar year 1990. However, the grantees herein shall assume and be responsible for the taxes upon said real estate for the calendar year 1991, although the same has already been assessed in the name of the grantors as of July 1, 1990.

TO HAVE AND TO HOLD the real estate herein conveyed, together with all rights, ways, roads, buildings, houses, improvements, easements, timbers, ways, but reserving the mineral rights and minerals as above set forth unto Calvin Pierson and Carl W.D. Pierson, as tenants in common, in fee simple.

WITNESS the following signatures and seals:

 (SEAL)
CALVIN G. STONE
 (SEAL)
EDNA C. STONE

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

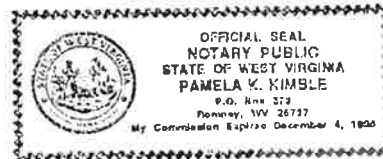
I, Pamela K. Kimble, a Notary Public within and for the county and state aforesaid, do hereby certify that Calvin G. Stone and Edna C. Stone, husband and wife, whose names are signed to the foregoing and annexed writing bearing date of the 3rd day of January, 1991, have each this day acknowledged the same before me in my said county.

Given under my hand this 4th day of January, 1991.

My Commission expires December 4, 1998

Pamela K. Kimble
NOTARY PUBLIC

The above deed was prepared without title examination or report by:
Ralph W. Haines, Attorney at Law
Romney, WV 26757

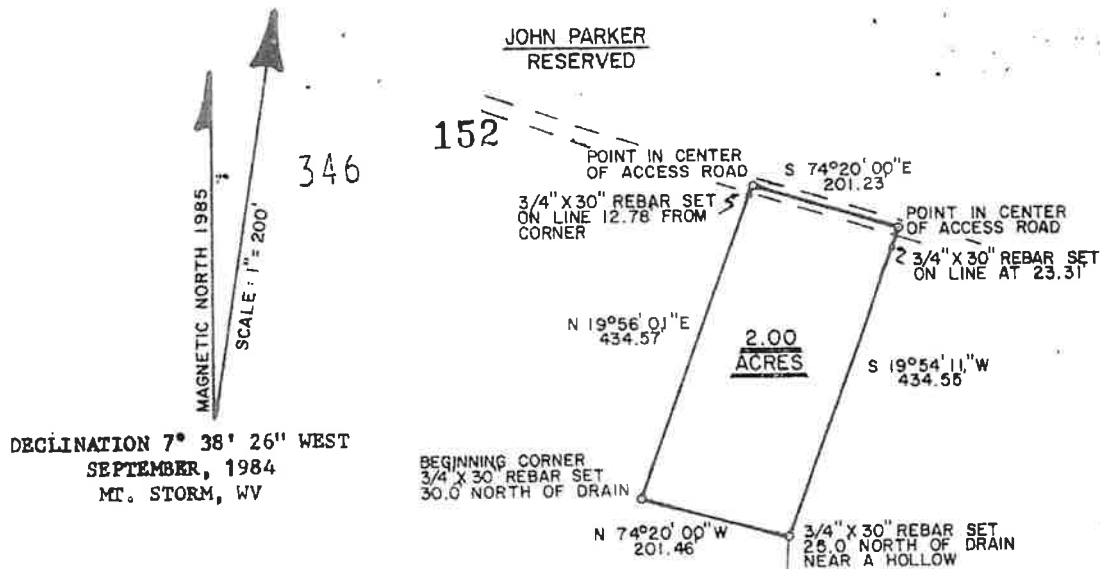


DECLARATION OF CONSIDERATION OF VALUE

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 this document to which this declaration is appended to be to the best of my knowledge and belief. \$ 5,000.00

Given under my hand this 4th day of January, 1991.

Ralph W. Haines



DECLINATION 7° 38' 26" WEST
SEPTEMBER, 1984
MT. STORM, WV

PLAT OF SURVEY
FOR
JOHN H. PARKER, JR.

BEING A PORTION OF THE 106.50 ACRE
"MULLEDY FARM" CONVEYED BY JOHN H.
PARKER, SR., TO JOHN H. PARKER, JR.
BY WILL DATED APRIL 25, 1958 AND
RECORDED IN THE OFFICE OF THE CLERK
OF HAMPSHIRE COUNTY, WEST VIRGINIA
IN WILL BOOK 26, AT PAGE 397.

MILL CREEK DISTRICT
HAMPSHIRE COUNTY, WEST VIRGINIA
2.00 ACRES
SCALE: 1 INCH EQUALS 200 FEET
SURVEYED: JANUARY, 1985
SURVEYED BY: LARRY L. KITZMILLER
LICENSED LAND SURVEYOR
#280
MT. STORM, WEST VIRGINIA

Larry L. Kitzmiller



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
Be it remembered that on the 15th day of January, 1991, at 11:58 A.M.,
this Deed & Plat was presented in the Clerk's Office of the County Commission of said County
and with the certificate thereof annexed, admitted to record.
Attest Nancy C. Feller Clerk
County Commission, Hampshire County, W. Va.

There is attached hereto and made a part hereof a map or plat of the real estate above conveyed.

We hereby certify that the actual consideration paid for the real estate conveyed by this Deed is \$4,000.00.

WITNESS the following signatures and seals:



John H. Parker, Jr. (SEAL)
John H. Parker, Jr.
Ruth H. Parker (SEAL)
Ruth H. Parker

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

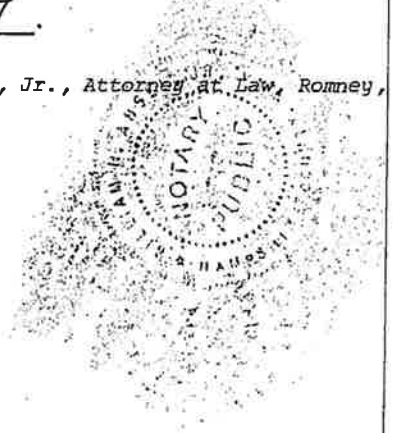
I, William H. Ansel, Jr. a Notary Public in and for the State and County aforesaid, do hereby certify that John H. Parker, Jr. and Ruth H. Parker, his wife, whose names are signed and affixed to the foregoing Deed dated the 1st day of July, 1985, have each this day acknowledged the same before me in my said County and State.

Given under my hand and Notarial Seal this 1st day of July, 1985.

William H. Ansel, Jr.
Notary Public

My commission expires April 18, 1987.

This Deed was prepared by William H. Ansel, Jr., Attorney at Law, Romney, West Virginia, 26757.



DESCRIPTION OF SURVEY
FOR
JOHN H. PARKER, JR.

2.00 ACRES

A lot or parcel of land located about 6 miles west of Romney, West Virginia in Mill Creek District of Hampshire County, West Virginia and more particularly described as follows;

Beginning at a 3/4" X 30" rebar set in a line of a 2.00 acre lot owned by Calvin Stone, thence with line of same

N 19° 54' 11" E 278.69' to a 3/4" rebar found on the southwest side of an access road, same course continued 23.31' further for a total of 302.00' to a point in the center of said road, corner to Stone, thence leaving Stone

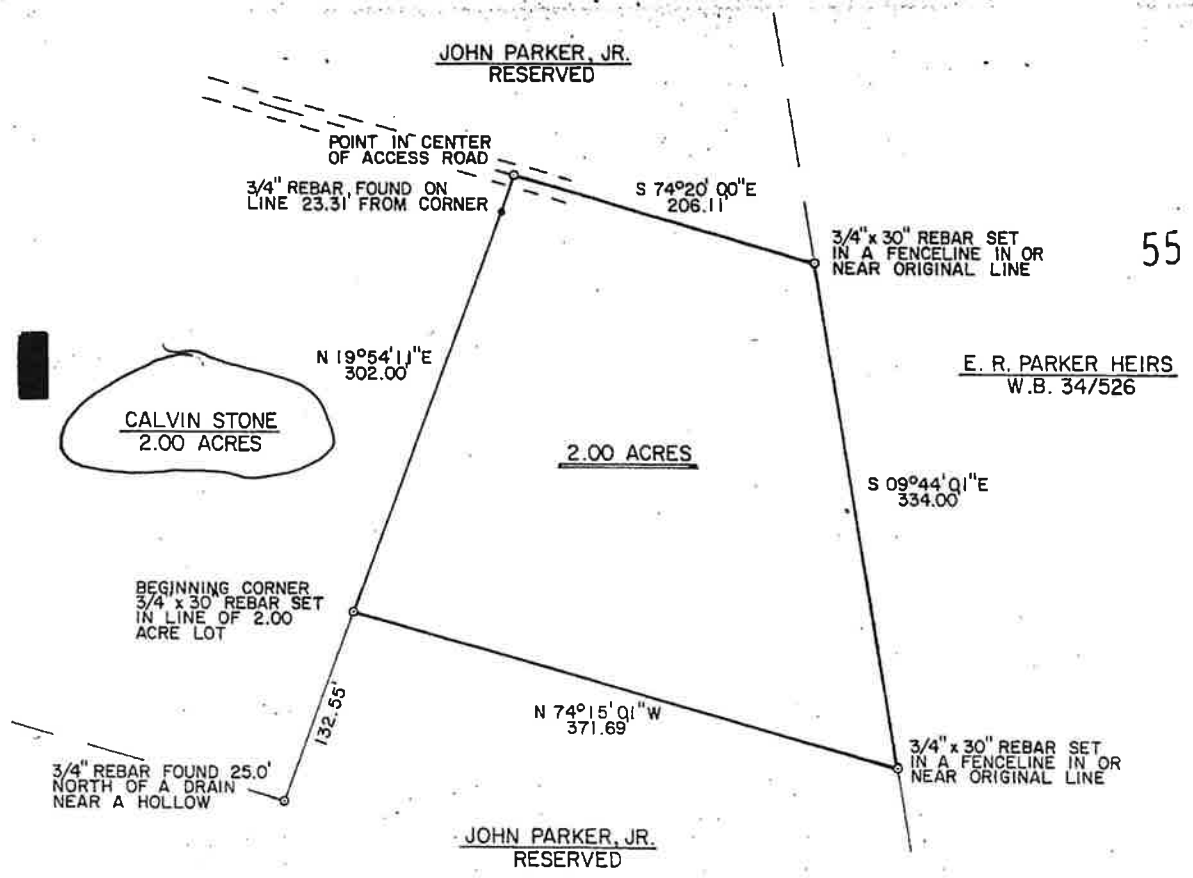
S 74° 20' 00" E 206.11' to a 3/4" X 30" rebar set in a fenceline in or near original line of the E. R. Parker Heirs (Will Book 34, Page 526); thence with line of same

S 09° 44' 01" E 334.00' to a 3/4" X 30" rebar set in a fenceline in or near said line, thence with a new division line

N 74° 15' 01" W 371.69' to the beginning containing 2.00 acres more or less as surveyed by Larry L. Kitzmiller in June, 1985 and as shown on a plat attached hereto and made a part of this description and being a portion of the 106.50 acre tract "Mulledy Farm" conveyed by John H. Parker, Sr., to John H. Parker, Jr., by Will dated April 25, 1958 and recorded in the office of the Clerk of Hampshire County, West Virginia in Will Book 26, at Page 397.



LARRY L. KITZMILLER
LICENSED LAND SURVEYOR
#280
MT. STORM, WEST VIRGINIA



55

MAGNETIC NORTH 1985
 SCALE: 1" = 100'
 DECLINATION 7° 38' 26" WEST
 SEPTEMBER, 1984
 MT. STORM, WV

PLAT OF SURVEY
 FOR
 JOHN H. PARKER, JR.

BEING A PORTION OF THE 106.50 ACRE "MULLEDY FARM" CONVEYED BY JOHN H. PARKER, SR., TO JOHN H. PARKER, JR., BY WILL DATED APRIL 25, 1958 AND RECORDED IN THE OFFICE OF THE CLERK OF HAMPSHIRE COUNTY, WEST VIRGINIA IN WILL BOOK 26, AT PAGE 397.

MILL CREEK DISTRICT
 HAMPSHIRE COUNTY, WEST VIRGINIA
 2.00 ACRES
 SCALE: 1 INCH EQUALS 100 FEET
 SURVEYED: JUNE, 1985
 SURVEYED BY: LARRY L. KITZMILLER
 LICENSED LAND SURVEYOR
 #280
 MT. STORM, WEST VIRGINIA



Larry L. Kitzmiller

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
 Be it remembered that on the 10th day of September, 1985, at 10:04 P. M.,
 this Need was presented in the Clerk's Office of the County Commission of said County
 and with the certificate thereof annexed, admitted to record.

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

P.O. Box 118
Bakerton, WV
68286

BOOK 408 PAGE 567

FRED JONES

THIS DEED, made and entered into

TO: DEED

this 9th day of August, 2001, by

CALVIN PIERSON and
CARL W. D. PIERSON

and between FRED JONES, Grantor
and party of the first part, and

CALVIN PIERSON and CARL W. D. PIERSON, AS TENANTS IN COMMON, Grantees and
parties of the second part.

WITNESSETH: That for and in consideration of the sum of TEN
DOLLARS (\$10.00), cash in hand paid, and other good and valuable
consideration deemed valid in law, the receipt of all of which is hereby
acknowledged, the said Grantors do hereby grant and convey with COVENANT
OF GENERAL WARRANTY OF TITLE and to be free and clear of all liens and
encumbrances, unto the said CALVIN PIERSON and CARL W. D. PIERSON, AS
TENANTS IN COMMON, all of his right, title and interest in and to all
that certain lot or parcel of real estate, located east of Junction, West
Virginia, and about 1/2 mile south of U. S. Route 50, lying and being in
Mill Creek District of Hampshire County, West Virginia containing 3.000
acres, more or less, according to a metes and bounds description prepared
by Dick A. Heavner, P.S., which description is attached hereto and
incorporated herein. Reference is further made to a plat of said real
estate prepared by Dick A. Heavner and which is attached to the
hereinafter referenced deed.

The interest in real estate is the same interest acquired in
that certain deed from John Parker, Jr., et ux, to Fred Jones, Calvin
Pierson and Carl W. D. Pierson dated the 19th day of July, 1996 and of
record in the Office of the Clerk of the County Commission of Hampshire
County, West Virginia in Deed Book No. 369 at Page 518. This deed and
the deeds and other documents therein referred to are incorporated herein
by reference for all proper and pertinent reasons.

The real estate which is the subject of this conveyance has
previously been merged with that certain adjoining 2.00 acre parcel which
was conveyed unto Calvin Pierson and Carl Pierson by deed of John H.
Parker, et ux, dated the 1st day of July, 1985 and of record in the
aforesaid Clerk's Office in Deed Book No. 280 at Page 52. This merger
was for the exclusive purpose of increasing the area of said parcel and
the merged property shall not be used or sold individually without
compliance to the existing County laws.

The real estate herein conveyed is subject to any rights, ways, easements, restrictions or reservations which may affect the same and which are of record in the aforesaid Clerk's Office.

TO HAVE AND TO HOLD the interest in real estate herein conveyed together with any and all rights, ways, easements and appurtenances thereunto belonging unto the said CALVIN PIERSON and CARL W. D. PIERSON, their heirs and assigns, in fee simple forever.

WITNESS the following signature and seal:

Fred Jones (SEAL)
FRED JONES

STATE OF West Virginia
COUNTY OF Jefferson, TO WIT:

The foregoing deed was acknowledged before me this 28th day of August, 2001, by FRED JONES.

My commission expires: July 24, 2005.

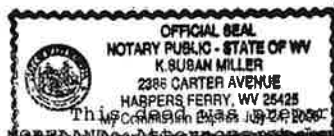


K. Susan Miller
NOTARY PUBLIC

DECLARATION OF CONSIDERATION

Under the penalties as provided by law, the undersigned Grantors do hereby declare that the transfer of realty contained in the document to which this declaration is appended is not subject to the state and county excise tax upon the privilege of transferring realty inasmuch as this is a partition deed between joint owners.

Given under my hand this 28th day of August, 2001.



Fred Jones
FRED JONES

This deed was acknowledged by STEPHEN W. MORELAND, of MORELAND & MORELAND, P.C., 52 West Rosemary Lane, Romney, West Virginia, 26757, WITHOUT EXAMINATION OF TITLE OR REPORT.

SWM:wlb
01-1660
08/09/01
realest\deeds\pierson.809

MORELAND & MORELAND
ATTORNEYS AT LAW
52 W ROSEMARY LANE
ROMNEY, WV 26757

HAMPSHIRE COUNTY COM.
DEED Clerk 03
Date/Time: 09/10/2001 16:02
Inst #: 33924
Book/Page: 408- / 567-
Recd/Tax: 11.00

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

Be it remembered that on the 10th day of September, 2001, at 4:02 P. M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest: Sharon H. Link Clerk
County Commission, Hampshire County, W. VA. AEK

