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Net'd 10/20/04
Debra L. Datten
P.O. Box 238
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AO

SUMMERS COUNTY COMMISSION
Clerk 07
Date/Time: 10/19/2004 11:41
Inst #: 121147
DEED BOOK
Book/Page: 216- / 598-
Recd/Tax: 781.00 770.00

Mary E. Murrill

THIS DEED made and entered into this the 1st day of September, 2004, by and between DAVID L. BRADLEY, a married man, and WILLIAM C. HARMAN, a married man, Grantors, hereinafter called the party of the first part, and CHERYL A. MANN, single, Grantee, hereinafter called the party of the second part;

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten Dollars cash in hand paid by the party of the second part to the party of the first part and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the party of the first part, the said party of the first part, Grantors, do hereby BARGAIN, GRANT, SELL and CONVEY with covenants of GENERAL WARRANTY OF TITLE, to and unto the party of the second part, all of that certain tract or parcel of land, together with all improvements thereon and easements and appurtenances thereto belonging, situate, and being more particularly described as follows:

"TRACT ONE:

"All that tract of land situate in Greenbrier District of Summers County, West Virginia, and being more particularly described as follows:"

"BEGINNING at a point in the centerline of West Virginia Secondary Route 3/5 and being a corner to Tract 2; thence leave said Tract 2 and with said centerline S 67° 57' E 17.21 feet; thence S 61° 49' E 58.91 feet; thence S 70° 14' E 33.91 feet; thence S 81° 23' E 80.19 feet; thence S 70° 07' E 29.31 feet; thence S 60° 48' E 82.71 feet; thence S 52° 12' E 49.23 feet; thence S 38° 15' E 25.01 feet; thence S 14° 05' E 24.27 feet; thence S 9° 26' W 24.06 feet; thence S 15° 50' W 103.69 feet; thence S 13° 39' E 24.37 feet to a point in said centerline and being a corner to said Tract 2; thence leave said centerline and with said Tract 2, N 68° 49' W 16.16 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence N 57° 40' W 165.58 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence N 54° 56' W 85.72 feet to a point set, a 3/8 inch diameter steel reinforcing rod in the centerline of a 30 foot wide right of way at the south end of said right of way; thence with said centerline, N 27° 35' E 44.35 feet to a point set, a 1/2 inch diameter steel reinforcing rod; thence N 41° 14' W 93.65 feet to a point set, a 1/2 inch diameter steel reinforcing rod; thence N 31° 36' W 88.36 feet to the place of BEGINNING, containing 1.08 acres, more or less, as surveyed by Jeffery J. Chambers, L.L.S., in July of 1985, and is shown as Tract 1 on a map which is filed in the Summers County Clerk's Office in Map Cabinet A Plat 132B."

DEBRA L. DATTEN
CLERK OF COMMISSION
P.O. BOX 238
PETERSBURG, WV 24963

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 "Designated as Greenbrier District, Summers County, Tax Map
 10 Parcel 106."

"TRACT TWO:

"All that tract of land situate in Greenbrier District of Summers County, West Virginia, and being more particularly described as follows:"

"BEGINNING at a point in the centerline of West Virginia Secondary Route 3/5 and being a corner to Bobby Graham; thence leave said centerline and with said Graham, S 11° 09' W, passing through a point set, a 3/8 inch diameter steel reinforcing rod at 16.17 feet, in all 628.21 feet to a point set, a 3/8 inch diameter steel reinforcing rod at a fence corner on a ridge; thence S 76° 19' W 644.24 feet to a point set, a 3/8 inch diameter steel reinforcing rod at a fence corner and a double hickory snag; thence N 68° 57' W 111.56 feet to a point set, a 3/8 inch diameter steel reinforcing rod at a locust snag in a fence corner on the south slope of a ridge; thence S 46° 36' W 678.52 feet to a 24 inch black oak in a fence corner, found marked on a ridge; thence S 10° 20' W 255.21 feet to a point set, a 1/2 inch diameter steel reinforcing rod and being a corner to Tract 3; thence leave said Graham and through the survey with said Tract 3, N 70° 51' W 111.79 feet to a point set, a 1/2 inch diameter steel reinforcing rod; thence N 2° 50' W passing through a point set, a 3/8 inch diameter steel reinforcing rod a 917.12 feet and another point set, a 3/8 inch diameter steel reinforcing rod at 1001.38 feet and another point set, a 4 inch square concrete monument at 1535.89 feet, in all 1890.02 feet to a point set, a 4 inch square concrete monument; thence N 77° 38' W 323.33 feet to a point set, a 4 inch square concrete monument; thence N 0° 52' W 888.61 feet to a point set, a 4 inch square concrete monument; thence N 0° 50' W 20.11 feet to a point in the centerline of West Virginia Secondary Route 3/5; thence leave said Tract 3 and with said centerline the following several courses and distances; S 69° 05' E 132.24 feet; thence S 63° 27' E 40.00 feet; thence S 47° 45' E 35.34 feet; thence S 29° 12' E 40.39 feet; thence S 21° 45' E 89.52 feet; thence S 31° 06' E 30.69 feet; thence S 50° 22' E 26.32 feet; thence leave said centerline and with the centerline of the old county road the following several courses and distances: N 41° 45' E 14.38 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence N 63° 53' E 37.22 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence N 85° 09' E 24.91 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence S 65° 05' E 33.83 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence S 5° 24' E 35.79 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence S 36° 08' W 14.60 feet to a point in the centerline of West Virginia Secondary Route 3/5; thence leave said old county road and with said Route 3/5 centerline N 67° 57' W 17.21 feet to a point in said centerline at the intersection of the centerline"

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"of a 30 foot wide right of way; thence leave said Route 3/5 and with the centerline of said 30 foot wide right of way S 31° 36' E 88.36 feet to a point set, a 1/2 inch diameter steel reinforcing rod; thence S 41° 14' E 93.65 feet to a point set, a 1/2 inch diameter steel reinforcing rod; thence S 27° 35' W 44.35 feet to a point set, 3/8 inch diameter steel reinforcing rod at the southerly end of said 30 foot wide right of way; thence leave the centerline of said right of way, S 54° 56' E 85.72 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence S 57° 40' E 165.58 feet to a point set, a 3/8 inch diameter steel reinforcing rod; thence S 68° 49' E 16.16 feet to a point in the centerline of said West Virginia Secondary Route 3/5; thence with said centerline the following several courses and distances: S 49° 41' E 26.85 feet; thence S 62° 15' E 119.81 feet; thence S 70° 23' E 45.25 feet; thence S 83° 59' E 39.39 feet; thence N 79° 42' E 73.99 feet; thence S 76° 58' E 28.82 feet; thence S 48° 26' E 30.12 feet; thence S 43° 17' E 69.69 feet; thence S 58° 06' E 41.39 feet; thence S 66° 41' E 59.05 feet; thence S 52° 02' E 34.58 feet; thence S 34° 52' E 47.16 feet; thence S 18° 34' E 36.66 feet; thence S 6° 47' E 74.75 feet; thence S 34° 00' E 20.52 feet; thence S 71° 37' E 24.18 feet; thence S 85° 25' E 41.13 feet; thence S 69° 10' E 33.68 feet; thence S 60° 21' E 130.44 feet; thence S 49° 20' E 35.05 feet; thence 40° 09' E 43.29 feet; thence S 53° 24' E 30.73 feet; thence S 68° 20' E 53.20 feet; thence S 51° 43' E 67.03 feet; thence S 71° 21' E 80.98 feet; thence S 55° 54' E 27.29 feet; thence S 32° 15' E 26.82 feet; thence S 6° 14' E 28.88 feet thence S 11° 50' W 80.50 feet; thence S 18° 27' E 17.78 feet; thence S 51° 43' E 22.24 feet; thence S 76° 43' E 140.92 feet; thence S 71° 27' E 22.57 feet to the place of BEGINNING, containing 57.06 acres, more or less, survey by Jeffery J. Chambers, L.L.S., in July of 1985, and is shown as Tract 2 on a map which is filed in the Summers County Clerk's Office in Map Cabinet A Plat 132B."

"Designated as Greenbrier District, Summers County, Tax Map 10 Parcel 106.2."

"There is further herein granted the use of the 30 foot wide right of way as shown on said map which is to remain open for use by the owners of both Tract 1 and Tract 2 as detailed on the said survey map and descriptions herein."

"There is herein excepted that portion of the above described tracts as occupied by West Virginia Secondary Route 3/5."

BEING ALL and the SAME real estate acquired by David L. Bradley and William C. Harman, married men, from Nancy Webb Ziemann Williams, a married woman, and Martha B. Wilson, single, by deed dated January 26, 2004, which is of record in the Summers County Clerk's Office in Deed Book 214 at Page 366.

REFERENCE is hereby made to any and all instruments in the chain of title to the subject property for any and all pertinent purposes.

The grantors hereby warrant that they have given dower notification to their respective spouses as required by West Virginia State Law.

It is distinctly understood that it is the intent and purpose of this instrument to create and vest in the said party of the second part, a fee simple title by entireties, to be held, used and enjoyed by her, her successors and assigns, forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby declare that the total consideration for the property transferred by this document to which this declaration is attached is \$175,000.00.

WITNESS the following signatures and seals:

David L. Bradley

DAVID L. BRADLEY, a married man

William C. Harman

WILLIAM C. HARMAN, a married man