

R. M. Brown

333

E. H. Peck

Notary Public

West Virginia, Office of the Clerk of the County Court of Summers County: September 2, 1907.

The foregoing Deed, with certificate of acknowledgment thereon, was this day presented in said office and admitted to record.

J. M. Meador, Clerk.

Deed Book 30 p. 104

D E E D

Vs

of the 4th
W. W. Stevens
M. E. Bare
O. D. Massey
T. M. Reynolds
O. C. Carter
- 1907

THIS DEED, Made this the 31st, day May, 1907, by and between T. M. Reynolds and Lizzie M. Reynolds, his wife, parties of the first part, and the Alderson Orchard Company, composed of W. W. Stevens, G. E. Bare, O. D. Massey, T. M. Reynolds and O. C. Carter, parties of the second part,

1908.

1907

WITNESSETH: That for and in consideration of the sum of one dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable considerations, the said first parties have granted, bargained, sold and conveyed, unto the said second parties, with covenants of general warranty, all that certain parcel of land, situate on the water-shed of Griffith's creek, in Talcott District, Summers county, W. Va., which is further described and bounded as follows: Beginning at a small beech by the branch on E. C. Flint's line, and with him, N. 77 W. 24 poles to a small lynn; thence, N. 50 W., 42 poles to a hickory at the forks of a hollow; thence and up the left hollow, S. 67 W., 16-1/4 poles to an elm and dogwood; thence, S. 83 W. 6 poles to three poplars and elm; thence, west, 10 poles to a spring; thence, N. 73 W. 42 poles to two small white oaks on T. G. Flint's line; thence, and with same, ---this being the original line of the old Thomas Griffith Patent, ---S. 1 E. 110 poles to red oak corner in the hollow; thence, through the survey, N. 67-1/2 E., 112 poles to a small chestnut oak on the brow of a hill; thence, S. 34 E., 11-1/2 poles to a black walnut; thence, N. 30-1/2 E., passing a spring at 18 poles, and including same in this survey, 47 poles to the beginning: Containing, 56 acres and 12-1/2 poles. Together with the right-of-way from the tract of land hereby conveyed over the lands of which Enos Reynolds died seized and possessed, for a wagon road over and along two routes; ---the first to be located along and over the most practicable route near the western line of the original tract, to the Griffith's creek public-road; --the second, to lead down the ridge by way of Cedar-Point, along the most practicable route to the said public road.

To have and to hold to them, the said second parties, their heirs and assigns, and to each of said parties, an one-fifth undivided interest in the realty herein conveyed, with all the appurtenances, belonging, and the rights-of-way, aforesaid, forever.

Witness the following signatures and seals.

T. M. Reynolds (Seal)
Lizzie M. Reynolds (Seal)

State of West Virginia, Monroe County, to-wit:

I, E. D. Jeffries, a Notary Public, in and for the said county and state, do certify, that T. M. Reynolds and Lizzie M. Reynolds, his wife, whose names are signed to the above writing, bearing date on the 31st, day of May, 1907, have this day acknowledged the same before me in my said county of Monroe.

Given under my hand, this the 8th day of August 1907.

E. D. Jeffries, Notary Public.

10
REC'D 11/24/00
Ronald Lee Allen
HC 37 Box 258-S
Lewisburg, WV
24901

SUMMERS COUNTY COMMISSION
Clerk 07
Date/Time: 11/28/2000 14:54
Inst #: 106065
DEED BOOK
Book/Page: 203- / 152-
Recd/Tax: 4.50 .00
Mary E. Merritt

THIS DEED, made and entered into on this the 1st day of November, 2000, by and between **LUCY E. WENGER**, a/k/a Lucy Allen Wenger, widow, party of the first part, grantor, and **RONALD LEE ALLEN**, party of the second part, grantee,

W-I-T-N-E-S-S-E-T-H

THAT for and in consideration of the love and affection between the mother and son, the party of the first part being the mother of the party of the second part, the said party of the first part, grantor, does hereby grant, bargain, sell and convey with covenants of **GENERAL WARRANTY** of title, unto the party of the second part, grantee, all of that certain lot, tract or parcel of land, together with all improvements thereon and easements and appurtenances thereto belonging situate in **Talcott District**, Summers County, West Virginia, and more particularly described as follows:

BEGINNING at a Beech by the branch on the E.C. Flint line and with same, N 75 W 24 poles to a Lynn; thence N 48 W 42 poles to a Hickory at the forks of a hollow; thence and up the left hollow, S 69 W 16 poles to an Elm and Dogwood; thence S 86 W 6 poles to three Poplars and an Elm; thence WEST 10 poles to a Spring; thence N 71 W 42 poles to two White Oaks on Dodd's line; thence leaving Noah E. Flint and with Dodd's line (this being the original line of the old Thomas Griffith Patent) S 1 W 110 poles to Red Oak corner in the hollow; thence, with Dodd's, N 69 E 112 poles to a Chestnut Oak on the brow of a hill; thence S 32 E 11 1/2 poles to a Black Walnut (now running with Broyles); thence N 33 E 47 poles to the beginning, containing 56 acres and 12 1/2 poles, more or less.

AND BEING the same property conveyed unto Eugene Fletcher Allen, who died intestate, unmarried and without issue on June 9, 1977, leaving as his only heir the said Lucy E. Wenger, said property conveyed to the said Eugene Fletcher by deed dated February 8, 1975, and recorded in the Office of the Clerk of the County Court of Summers County WV in Deed Book 119 Page 329.

THIS DEED is made and accepted subject to all reservations, restrictions, covenants, easements or rights of way which may be of record in the chain of title to said real estate except for any pertaining to race, color or creed

The parties do hereby declare as follows:

1. The new owner of the real estate are Ronald Lee Allen, and his current address is HC 37 Box 258S, Lewisburg, WV 24901.

2. The real estate conveyed by this document is shown as Tax Map 6 - Parcel 0027, and is listed in the name of Lucy Allen Wenger.

TO HAVE AND TO HOLD, unto the party of the second part, his heirs and assigns forever, in fee simple absolute.

DECLARATION OF CONSIDERATION OR VALUE: Under penalty of fine and imprisonment as provided by law, the undersigned hereby declare that this conveyance of love and affection from mother to son and is exempt from transfer taxes pursuant to the West Virginia Code

WITNESS the following signatures and seals:

Lucy Wenger (SEAL)
LUCY E. WENGER

STATE OF West Virginia
COUNTY OF Summers, to-wit:

The foregoing instrument was personally acknowledged before me on this the 1st day of November, 2000, by Lucy E. Wenger.

My commission expires: March 17, 2003

Jennifer R. Gore
Notary Public (Please affix seal)

Prepared by:
PERRY E. MANN
Attorney at Law
P.O. Box 1416
Hinton, WV 25951

