

TRANS

Return To: David P. Paxton 305 Stone Branch Rd. Fraziers Bottom, WV 25082 No Transfer Tax No. 81807

THIS DEED, Made this the 11th day of July, 1984, by and between DAVID PHILIP PAXTON and BETTE M. PAXTON, his wife, parties of the first part, and, DAVID PHILIP PAXTON and BETTE M. PAXTON, his wife, parties of the second part.

WHEREAS, by deed dated the 23rd day of June, 1980, and duly of record in the office of the Clerk of the County Commission of Putnam County, West Virginia, in Deed Book 253, at page 729, Phyllis G. Hazlett and Sherman F. Hazlett, her husband, conveyed unto David Philip Paxton a certain tract or parcel of real estate, containing eight and one-fourth (8.25) acres, more or less, situate in Teays Valley District, Putnam County, West Virginia, and

WHEREAS, the said David Philip Paxton and Bette M. Paxton are now husband and wife, and desire, under the provisions of Chapter 36-1-20a of the Code of the State of West Virginia, to own the aforesaid real estate as joint tenants with rights of survivorship and not as tenants in common, by making such conveyance to each other,

NOW, THEREFORE, THIS DEED WITNESSETH: That, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, not herein mentioned, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby GRANT, BARGAIN, SELL and CONVEY unto the said parties of the second part, as joint tenants, with rights of survivorship and not as tenants in common, all that certain tract or parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging, situate in Teays Valley District, Putnam County, West Virginia, and being more particularly bounded and described as follows:

BEGINNING at an iron pin corner set at County Road 24 right of way line, commonly known as Stave Branch Road, said point being S. 64 - 36 - 10 E. 1421.91 feet from a found Black Oak common corner to the Alva Holly Roberts Tract and Alta Holly tract as described in Deed Book 80, at pages 202 and 204; thence leaving said right of way N. 32 - 19 - 08 E., crossing a small stream at 255.37 feet, crossing the Alta Holly, Alva Holly Roberts property line, in all 714.41 feet to an iron pin corner set (an old barn on the Alva Holly Roberts tract is located S. 80 - 02 - 23 W. 198.66 feet from this corner); thence S. 67 - 04 - 04 E. 337.28 feet to an iron pin corner set; thence S. 39 - 02 - 37 W. 142.37 feet to an iron pin corner set; thence S. 32 - 20 - 32 E. 338.96 feet to an iron pin corner set at said County Road 24 right of way (this corner being tied to Alta Holly property iron pin corner located S. 69 - 41 - 51 E. 450.52 feet, 20' West of the forks of a small drain); thence with said County Road 24 right of way, S. 49 - 30 - 24 W., crossing the Alta Holly Alva Holly Roberts property line

at 45.52 feet, in all 141.36 feet to an iron pin corner set; thence continuing with said right of way as follows: S. 62 - 36 - 54 W. 188.06 feet to an iron pin corner, S. 60 - 45 - 46 W. 185.87 feet to an iron pin corner set 15 feet east of a small stream, S. 84 - 34 - 55 W. 89.18 feet to an iron pin corner set by the east bank of a small stream, N. 52 - 00 - 25 W. 328.36 feet to the point of beginning, containing 8.25 acres, more or less, (being 4.31 acres of the Alva Holly Roberts 100 acre tract, and 3.94 acres of the Alta Holly 89 acre tract), as shown upon a plat surveyed by James H. Shank, December 1979 through March 1980, under the supervision of Jerome L. Workman, Jr. L.L.S. 545-SU, said plat being attached to the aforesaid deed, of record in Deed Book 253, at page 729.

This conveyance is made subject to the reservation of all minerals, including oil and gas, in, on and underlying the property hereinabove described, as contained in the deed aforesaid.

This conveyance is further made subject to all exceptions, reservations, rights of way, etc., contained in prior deeds in the chain of title, as the same may affect subject property.

The said parties of the first part do hereby covenant to and with the said parties of the second part that they have the right to convey said land and that they will WARRANT GENERALLY the title to the property hereby conveyed.

The grantors herein declare that this conveyance is exempt from the West Virginia State Transfer Tax since it is a conveyance between a husband and his wife, to create survivorship, for a consideration of less than \$100.00.

WITNESS the following signatures and seals:

David Philip Paxton (SEAL)
David Philip Paxton

Bette M. Paxton (SEAL)
Bette M. Paxton

STATE OF WEST VIRGINIA,

COUNTY OF PUTNAM, ss:

The foregoing instrument was acknowledged before me this 19th day of July, 1984, by DAVID PHILLIP PAXTON and BETTE M. PAXTON, his wife, in my said County.

My Commission expires April 23, 1994.

This instrument prepared by:
John G. Anderson
Attorney at Law
Winfield, WV 25213

Margie A. Roberts
Notary Public in and for
Putnam County, West Virginia

STATE OF WEST VIRGINIA,
County of Putnam, to-wit:
I, CHARLES E. FARLEY, Clerk of the County Commission of said County, do hereby certify that the foregoing writing was this day produced to me in my said office and together with the certificate thereto annexed, was duly admitted to record therein.

Given under my hand this 19th day of July, 1984.
Charles E. Farley
10:46am
Clerk.