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JAMES DALE SEFTON And
LOIS ALBERTA SEFTON, His Wife;
And HARRIET J. BROWNING, Widow

THIS DEED, Made this 22nd day of
July, 1985, by and between James Dale
Sefton and Lois Alberta Sefton, his wife,
and Harriet J. Browning, widow, grantors,
parties of the first part, and Edgar James
Scanlon and Virginia Ray Scanlon; his
wife, grantees, parties of the second
part,

TO: DEED

EDGAR JAMES SCANLON And
VIRGINIA RAY SCANLON, His Wife

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt whereof being hereby acknowledged, the said parties of the first part do, by these presents, grant and convey unto the said parties of the second part, with covenants of General Warranty of Title and as joint tenants with full rights of survivorship as hereinafter enumerated, all that certain lot or parcel of real estate, together with any and all improvements thereon, situate along the east side of West Virginia Secondary Route No. 3 and contiguous thereto approximately four miles east of the Town of Springfield in Springfield District, Hampshire County, West Virginia, and more particularly bounded and described as follows:

Beginning at a 42-inch gum, corner to Willis L. Adams; thence with his line, S. 36 17 20 E., 452 feet to a 5/8-inch rebar set in said line (set by measurement, stake called for, not found) 240.40 feet from a 14-inch redbud, his corner; thence with land of Dr. Howard L. Tolson, S. 62 56 23 W, 279.41 feet to a 5/8-inch rebar set in his line; thence with a new line of division through the tract, N. 27 13 37 W., 800.86 feet to the center of Route 3, this line passes through a utility pole 27 feet from the center of the road; thence with the road, N. 66 16 24 E., 39.82 feet; N. 63 23 55 E., 60.72 feet; N. 61 16 32 E., 122.46 feet to the Adams land; thence with Adams, S. 24 51 56 E., 355.72 feet to the beginning, containing 4.245 acres, as surveyed by Frank A. Whitacre.

And being Tract A as shown on a map or plat of said real estate, which is of record in Deed Book No. 273 at page 306 in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, this real estate having been conveyed unto the grantors herein by deed of Harriet J. Browning, widow, dated October 12, 1984, and of record in said Clerk's Office in Deed Book No. 273 at page 304.

For the consideration aforesaid, there is further granted and conveyed unto the said grantees, their heirs and assigns, the full right to use that

WILLIAM H. ANSEL, JR.
ATTORNEY AT LAW
ROMNEY, WEST VIRGINIA

certain right of way or roadway leading from Secondary Route No. 3 in a westerly direction to the South Branch River, said right of way to be used in conjunction with all other persons having a lawful right to use same, and said right of way being now in existence.

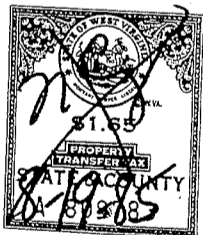
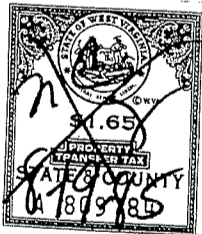
Harriet J. Browning, widow, affixes her signature to this Deed so as to release and discharge the condition imposed by her and which prohibited the grantors herein from selling this real estate during her natural lifetime, this condition being of record in said Clerk's Office in Deed Book No. 273 at page 305, and the said Harriet J. Browning does hereby rescind and set at naught the condition as contained in said Deed.

This conveyance is made unto the parties of the second part as joint tenants with full rights of survivorship, which is to say, that if the said Edgar James Scanlon should predecease his wife, Virginia Ray Scanlon, then the entire fee simple title in and to said real estate shall vest solely in Virginia Ray Scanlon; and if the said Virginia Ray Scanlon should predecease her husband, Edgar James Scanlon, then the entire fee simple title in and to said real estate shall vest solely in Edgar James Scanlon.

TO HAVE AND TO HOLD the aforesaid real estate unto the said grantees, together with all rights, ways, buildings, houses, improvements, easements, timbers, waters, minerals and mineral rights, and all other appurtenances thereunto belonging, in fee simple forever.

We hereby certify that the actual consideration paid for the real estate conveyed by this Deed is ^{1,000.⁰⁰} ~~\$1.00~~, as this is a conveyance in the nature of a gift, without further consideration.

WITNESS the following signatures and seals:



James Dale Sefton (SEAL)
James Dale Sefton

Lois Alberta Sefton (SEAL)
Lois Alberta Sefton

Harriet J. Browning (SEAL)
Harriet J. Browning, widow

WILLIAM H. ANSEL, JR.
ATTORNEY AT LAW
ROMNEY, WEST VIRGINIA

STATE OF WEST VIRGINIA,

COUNTY OF Kanawha, TO WIT:

I, Gregory A Toyek, a Notary Public in and for the State and County aforesaid, do hereby certify that James Dale Sefton and Lois Alberta Sefton, his wife, whose names are signed and affixed to the foregoing Deed dated July 22, 1985, have each this day acknowledged the same before me in my said County and State.

Given under my hand and Notarial Seal this 22nd day of July, 1985.

Gregory A. Toyek
Notary Public

(NOTARIAL SEAL)

MY commission expires 2-21-94.

STATE OF WEST VIRGINIA,

COUNTY OF HAMPSHIRE, TO WIT:

I, Wm H. Ansel, Jr., a Notary Public in and for the State and County aforesaid, do hereby certify that Harriet J. Browning, widow, whose name is signed and affixed to the foregoing Deed dated July 22, 1985, has this day acknowledged the same before me in my said County and State.

Given under my hand and Notarial Seal this 22nd day of July, 1985.

Wm 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.

