

Mailed: Brenda Leonard  
HG 74 Box 200A  
Romney WV

8-247

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WILLIAM S. HAINES, SINGLE

THIS DEED, Made this 11th day

of July, 1994, by and between

William S. Haines, single,

TO: DEED

grantors, parties of the first

part, and Brenda M. Leonard,

BRENDA M. LEONARD

grantee, party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt whereof being hereby acknowledged, and other good and valuable consideration deemed valid at law, the said party of the first part does, by these presents, grant and convey unto the said party of the second part with Covenants of General Warranty of Title, all of his right, title and interest, same being an undivided one-half interest, in and to that certain tract or parcel of real estate located on and adjacent to Sand Hill Road, containing 20.98 acres, more or less, known and designated as Parcel E on that certain plat of subdivision for Brenda Leonard as prepared by Geoffrey D. Green, P.E., a copy of which said plat is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, at Map Book 6, at page 51, and is by reference made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said property, situate in Romney District of Hampshire County, West Virginia.

And being the same interest in real estate conveyed unto the grantors herein, by deed of Linda L. Michael and James A. Michael, her husband, dated the 23rd day of March, 1990, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 317, at page 283, and by deed of Maxwell Sanders, et als, dated November 15, 1990, in Deed Book No. 323, at page 212.

There is further conveyed unto the grantees, their heirs and assigns, a non-exclusive forty (40) foot right of way leading from the road known as Sand Hill Road over an existing road shown on

the above referenced plat for purposes of ingress and egress, and to be used in conjunction with all other persons having the right to use same, and as shown on the above referenced plat.

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

We hereby certify under penalties as prescribed by law that the actual consideration paid for the real estate conveyed by the foregoing and attached deed is less than \$100.00, as this is a gift from brother to sister with no further consideration necessary.

WITNESS the following signature and seal:

William S. Haines (SEAL)  
William S. Haines

STATE OF MISSOURI,

COUNTY OF Jasper, TO WIT:

I, TERRI R. ROBINSON, a Notary Public in and for the county and state aforesaid, do certify that William S. Haines, whose name is signed and affixed to the foregoing deed, dated the 11th day of July, 1994, has this day, acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 18 day of July, 1994.

TERRI R. ROBINSON  
Notary Public  
STATE OF MISSOURI  
JASPER COUNTY  
My Appointment Expires NOV 30, 1996

TERRI R. ROBINSON

Notary Public

Notary Seal

This instrument was prepared by H. Charles Carl, III, Attorney at Law, 56 East Main Street, Romney, West Virginia.

lap/deed9/leonard/7-11-94

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:  
Do it remembered that on the 28th day of July, 1994, at 2:39 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 Nancy C. Feller Clerk  
County Commission, Hampshire County, W. Va.