

THOMAS M. TIMBROOK AND
LENORA P. TIMBROOK

THIS DEED, Made this 20th day of June,
2011, by and between Thomas M. Timbrook

TO: DEED WITH LIFE ESTATE

and Lenora P. Timbrook, his wife,
grantors, parties of the first part, and

BRENDA L. LEWIS AND
JUDITH TIMBROOK HOTT

Brenda L. Lewis and Judith Timbrook Hott,
grantees, parties 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 parties of the first part do, by these presents, grant and convey unto the said parties of the second part, as tenants in common, and with covenants of General Warranty of Title, all those certain tracts or parcels of real estate situate in Romney District, Hampshire County, West Virginia, and more particularly described as follows:

FIRST PARCEL: All that certain tract or parcel of real estate situate in Romney District of Hampshire County, West Virginia, which parcel of real estate was surveyed by George D. Heavner, Surveyor, and is more particularly described by metes and bounds as follows:

"Beginning at a post, Dogwood, Cedar and two hickories marked (iron pin added), corner of 27.7 acre tract; thence S. 02 E 66 feet to a black oak and pine in original line (iron pin added); thence S. 66 E. (Corrected bearing deed calls for S. 66 E) a distance of 776.3 feet to an iron pin on North side of Buffalo Road at the Junction of a side road leading into timber land; thence with Buffalo Road N. 27 30 W. 120 feet to an iron pin; thence a new line through original tract N. 68 05 E. 791 feet to an iron pin in original line; thence with original line S. 55 E. 30 feet to the beginning, containing 2.47 acres."

There is a plat of said parcel of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 192, at page 643, and same is incorporated herein for a more particular description of the real estate conveyed herein, and for any and all proper and pertinent reasons.

First parcel is the same real estate which was conveyed unto the grantors herein by deed dated February 18, 1983, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 266, at page 780.

SECOND PARCEL: All that certain tract or parcel of real estate situate in Romney District of Hampshire County, West Virginia, approximately 1.1 miles from West Virginia Route 28 and approximately 2 miles northeast of the City of Romney, bounded by the lands of Robert Heare (128/401) on the North, the lands of West Virginia Pulp and Paper

Company (121/458) on the East, the lands of Thomas Timbrook and Burton Cutlip (191/639) on the South, Hampshire County Route 28/1 (Buffalo Hollow Road) on the West, and which said parcel contains 2.0147 acres, more or less, as surveyed by Charles W.W. Stultz, Licensed Land Surveyor, and is more particularly described according to that certain metes and bounds description of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 261, at page 57, and is more particularly shown on that certain plat of record in said Clerk's Office in Deed Book No. 261, at page 62, which said metes and bounds description and plat are made a part hereof for all pertinent and proper reasons.

Second parcel is the same real estate which was conveyed unto the grantors herein by deed dated February 14, 1983, and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book No. 261, at page 57.


The parties of the first part do hereby explicitly reserve unto themselves and each of them a full **life estate** interest for and during their natural lifetimes, and for the natural lifetime of each grantor, together with the right to live in and upon the property for and during their natural lifetimes or the lifetime of each, and to reap and to have any and all profits, rentals, or other emoluments to be derived from said real estate during their natural lifetimes or the lifetime of each. Upon the death of the latter of the grantors herein, said property shall vest solely in the grantees herein.

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.

I 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 \$ 10.00, as this is a gift from parents to daughters, with no further consideration necessary. The grantors affirm that they are exempt from the tax withholding requirements of WV Code § 11-21-71b, as the consideration for this transfer is zero.

WITNESS the following signature and seal:

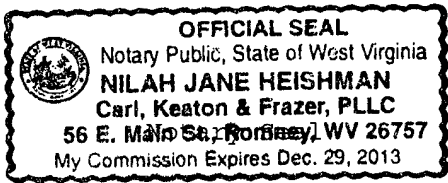
 (SEAL)
Thomas M. Timbrook

 (SEAL)
Lenora P. Timbrook

STATE OF WEST VIRGINIA,
COUNTY OF HAMPSHIRE, TO WIT:

I, Nilah Jane Heishman, a Notary Public, in and for the county and state aforesaid, do hereby certify that **Thomas M. Timbrook and Lenora P. Timbrook**, his wife, whose names are signed and affixed to the foregoing deed dated the 20th day of June, 2011, have this day acknowledged the same before me in my said county and state.

Given under my hand and Notarial Seal this 20th day of June, 2011.



Nilah Jane Heishman
Notary Public

This instrument was prepared by William C. Keaton, Attorney at Law, Romney, West Virginia, without title examination or report.
Njhdeeds/6-20-11
wck/Lewis&Timbrook fr Timbrook

CARL, KEATON
& FRAZER, PLLC
ATTORNEYS AT LAW
56 E. MAIN STREET
ROMNEY, WV 26757

State of West Virginia
Hampshire County Commission Clerk's Office

6-21-11 10:24 AM
The foregoing instrument, together with the certificate of its acknowledgement, was this day presented in said office and admitted to record.

Eric W. Stutte
Clerk

ERIC W. STUTTE
HAMPSHIRE COUNTY 10:24:58 AM
INSTRUMENT NO 153659
DATE RECORDED 06/21/2011
DOCUMENT TYPE DEED
PAGES RECORDED 3
BOOK-PAGE 500-653
RECORDING FEE \$11.00
ADDITIONAL \$5.00