

mailed to Kenneth Lowe Rt #1, Box 89, Abbie, Virginia 10-25-66

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DONALD THOMAS GROVES AND  
LOUISE D. GROVES, GLENWOOD  
G. GROVES AND MARY L. GROVES

THIS DEED Made and entered  
into this 1st day of October, 1966,

TO: DEED

by and between Donald Thomas

Groves and Louise D. Groves,

his wife, each in their own right

and as spouse of the other, and

Glenwood G. Groves and Mary L. Groves, his wife, each in their own right  
and as spouse of the other, Grantors and parties of the first part, and Kenneth  
Lee Lowe and Margaret A. Lowe, as joint tenants, with rights of survivor-  
ship, and not as tenants in common, Grantees, and parties of the second  
part.

WITNESSETH: That for and in consideration of the sum of  
TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable  
consideration not herein stipulated, the receipt of all of which is hereby  
acknowledged, the said Grantors and parties of the first part, do hereby  
grant and convey, with covenants of general warranty of title, unto the said  
Kenneth Lee Lowe and Margaret A. Lowe, as joint tenants, with rights of  
survivorship and not as tenants in common, all that certain tract or parcel  
of real estate, containing 82 acres, more or less, together with the buildings  
and improvements thereon, and all rights, rights of way, easements, waters,  
minerals, oil and gas and appurtenances thereunto belonging, situate and  
being located along the Old Martinsburg Turnpike in Gore District, Hampshire  
County, West Virginia. The real estate herein conveyed is a part of that  
certain tract or parcel of real estate containing originally 215 acres, more or  
less, and conveyed unto Donald Thomas Groves, et ux., by deed of Hazel W.  
Loy, widow, et als., dated July 8, 1961, which deed is duly recorded in the  
office of the Clerk of the County Court of Hampshire County, West Virginia,  
in Deed Book No. 151, at page 87. By deed dated March 22, 1965, and duly  
recorded in the aforementioned Clerk's Office in Deed Book No. 164, at

UDOU L. THOMPSON  
ATTORNEY AT LAW  
HONNEY, W. VA.

page 496, the said Donald Thomas Groves, et ux., conveyed unto Glenwood G. Groves and Mary L. Groves an undivided one-half interest in the aforementioned 215-acre tract of land. The aforesaid deeds are by reference expressly made a part hereof for all proper and pertinent reasons.

The tract or parcel of real estate herein conveyed containing 82 acres, more or less, is more particularly described according to that certain survey made by George D. Hevener, Surveyor, by metes and bounds as follows, to wit:

"Beginning at a set stone in edge of woods northeast of a wire fence corner of McBride and Groves, thence N. 37° E. 88 poles to a stake, replacing a maple with 3 Chesnut Oaks and 1 Black Oak pointers, thence same course continued with a line of 109-acre tract 175 poles further to a stake and White Oak stump (now stake and stone pile), thence same course continued N. 37° E. 29.5 poles to a stake in line of 85-acre tract top of the ridge, thence leaving the line of 85-acre tract N. 47° W. 11.6 poles to a marked Hickory on north side of the Martinsburg Road, thence with said road S. 68° W. 18 poles to a large Locust on north side of road one of the original corners, thence same course continued S. 68° W. 30 poles to a stone pile and 2 marked Chestnut Oaks on N. side of said road, thence with said road S. 39° E. 39 poles, S. 47° W. 32 poles, S. 59° 40' W. 33.3 poles, S. 47° W. 33.5, S. 32° 30' W. 20, S. 43° 30' W. 7.2, S. 59° W. 43.7 poles, S. 39° 30' W. 17 poles, S. 26° 30' W. 32.3 poles to a stake on southeast side of Martinsburg Grade in the original line, thence with original line S. 53° 30' E. 70 poles to the beginning, containing 82 acres, more or less."

A plat of the real estate herein conveyed has been prepared by the said G. D. Hevener, Surveyor, and by reference is expressly made a part hereof for all proper and pertinent reasons, and is duly annexed to this Deed of Conveyance and is to be recorded with same.

The Grantors expressly reserve unto themselves, their heirs and assigns, a 5-foot right of way over the present road leading from a Hickory tree at the north end of the property herein conveyed, and in an easterly direction across said property herein conveyed to the 85-acre tract of land now owned by the Grantors. This right of way shall remain ungated and will be used by the Grantors as a means of ingress and egress to and from

LOUDDON L. THOMPSON  
ATTORNEY AT LAW  
ROCKNEY, W. VA.

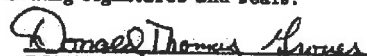
the other lands owned by the Grantors.

It is understood and agreed by and between the Grantors and Grantees that the land herein conveyed is subject to the terms and conditions set forth in that certain Timber Sales Contract executed by Donald Thomas Groves, et ux., to Quinten Champ, dated the 17th day of March, 1965, and duly recorded in the aforementioned Clerk's Office in Deed Book No. 164, at page 490.

It is agreed and understood by the parties hereto and it is the purpose and intent of this deed, and it is hereby accepted by the Grantees, that the above described real estate is conveyed unto Kenneth Lee Lowe and Margaret A. Lowe, husband and wife, with rights of survivorship, that is, if the said Kenneth Lee Lowe should die before his wife, Margaret A. Lowe, then the entire estate in fee simple in and to the said real estate herein conveyed shall be and become the sole property of the said Margaret A. Lowe, and that if the said Margaret A. Lowe should die before her husband, Kenneth Lee Lowe, then the said entire estate in fee simple in and to the said real estate herein conveyed shall be and become the sole property of the said Kenneth Lee Lowe.

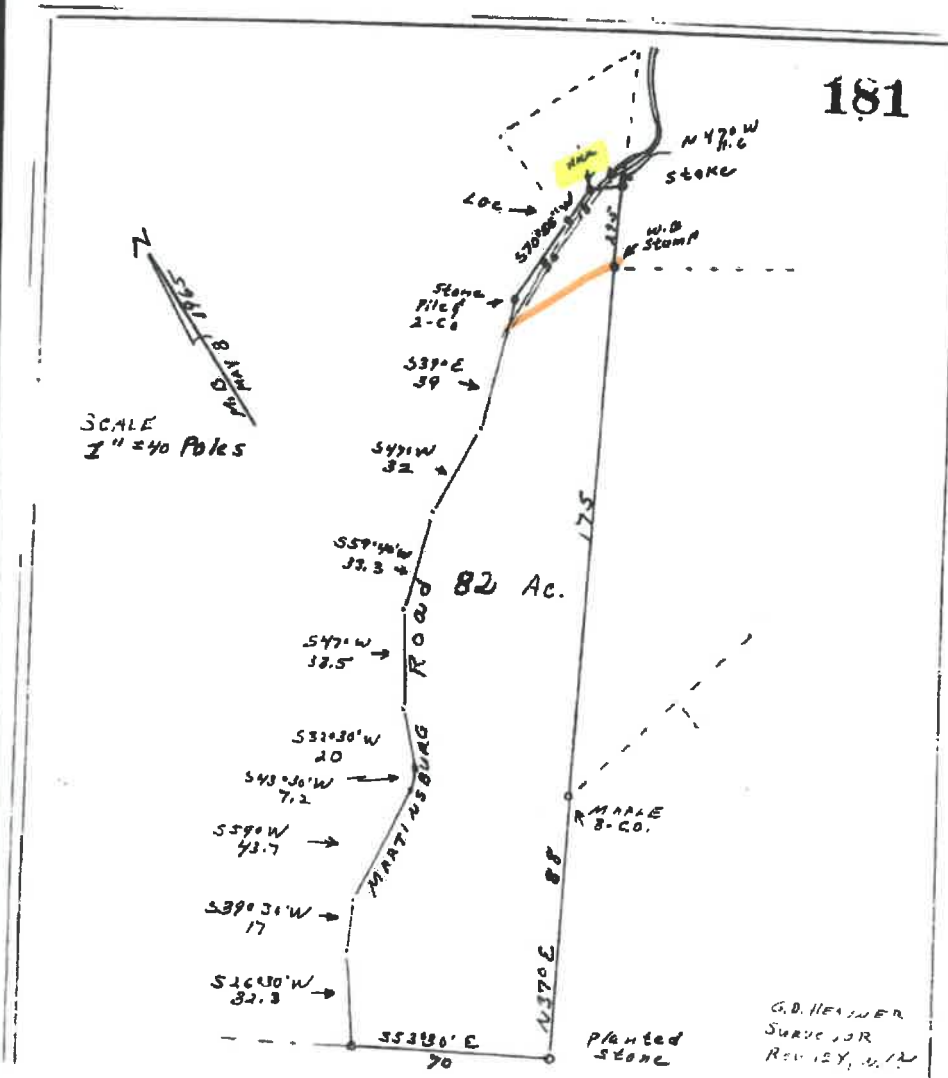
TO HAVE AND TO HOLD the real estate herein conveyed, together with the buildings and improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging unto the said Kenneth Lee Lowe and Margaret A. Lowe, as joint tenants with rights of survivorship, his or her heirs and assigns forever.

WITNESS the following signatures and seals:

 (SEAL)  
DONALD THOMAS GROVES

 (SEAL)  
LOUISE D. GROVES

DUDDON L. THOMPSON  
ATTORNEY AT LAW  
ROBBY, W. VA.



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:  
 Be it remembered that on the 18<sup>th</sup> day of October, 1966, at 2:37 P.M.,  
 this Deed & Plat was presented in the Clerk's Office of the County Court of said County and  
 with the certificate thereto annexed, admitted to record.  
 Attest Nancy C. Felker Clerk  
 County Court, Hampshire County, W. Va. ga

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DONALD THOMAS GROVES AND  
LOUISE D. GROVES, GLENWOOD  
G. GROVES AND-MARY L. GROVES

THIS DEED Made and entered  
into this 8th day of October, 1968,

TO: DEED

by and between Donald Thomas

DONALD L. GERMEROOTH AND  
ERNEST C. PLAUGHER AND  
EDITH L. PLAUGHER

Groves and Louise D. Groves,  
his wife, each in their own right  
and as spouse of the other, and

Glenwood G. Groves and Mary L. Groves, his wife, each in their own right  
and as spouse of the other, Grantors and parties of the first part, and  
Donald L. Germerooth, Grantee and party of the second part, and Ernest C.  
Plaugher and Edith L. Plaugher, as joint tenants, with rights of survivorship,  
and not as tenants in common, Grantees, and parties of the third part.

WITNESSETH: That for and in consideration of the sum of TEN  
DOLLARS (\$10.00), cash in hand paid, and other good and valuable consider-  
ation not herein stipulated, the receipt of all of which is hereby acknowl-  
edged, the said Grantors and parties of the first part, do hereby grant and  
convey, with covenants of general warranty of title, unto the said Donald L.  
Germerooth an undivided one-half interest in and to all that certain tract or  
parcel of real estate containing 65-1/2 acres, more or less, together with  
the improvements thereon, and all rights, rights of way, easements, waters,  
minerals, oil and gas and appurtenances thereunto belonging, and the said  
Grantors and parties of the first part, do hereby grant and convey, with  
covenants of general warranty of title, unto Ernest C. Plaugher and Edith  
L. Plaugher, as joint tenants with rights of survivorship, and not as tenants  
in common, an undivided one-half interest in and to that certain tract or  
parcel of real estate containing 63-1/2 acres, more or less, together with  
the improvements thereon, and all rights, rights of way, easements, waters,  
minerals, oil and gas and appurtenances thereunto belonging. The aforesaid  
tract or parcel of real estate described as containing 65-1/2 acres, more  
or less, is situated and located along the Old Martinsburg Turnpike in Gore

LOUDOUN L. THOMPSON  
ATTORNEY AT LAW  
ROBBY, W. VA.

District, Hampshire County, West Virginia. The real estate herein conveyed is a part of that certain tract or parcel of real estate containing originally 215 acres, more or less, and conveyed unto Donald Thomas Groves, et ux., by deed of Hazel W. Loy, widow, et als., dated July 8, 1961, which deed is duly recorded in the office of the Clerk of the County Court of Hampshire County, West Virginia, in Deed Book No. 151, at page 87. By deed dated March 22, 1965, and duly recorded in the aforementioned Clerk's Office in Deed Book No. 164, at page 496, the said Donald Thomas Groves, et ux., conveyed unto Glenwood G. Groves and Mary L. Groves an undivided one-half interest in the aforementioned 215-acre tract of land. The aforesaid deeds are by reference expressly made a part hereof for all proper and pertinent reasons.

The tract or parcel of real estate herein conveyed containing 65-1/2 acres, more or less, is more particularly described according to that certain survey made by George D. Hevener, Surveyor, by metes and bounds as follows, to wit:

"Beginning at a stake where a maple and three chestnuts are called for with black oak pointers one of the original corners; thence with original line N. 82° 40' E. 74.8 poles to a large hickory called for but now gone a stake placed for corner; thence N. 04° 40' E. 38 poles to a large chestnut oak called for (now gone) a locust stake and stone pile made as corner; thence S. 38° 30' E. 74 poles to a stake in a fence corner; thence N. 13° 29' E. to a small hickory; thence N. 58° 24' W. 77.5 poles to a white oak stump in old rail fence original corner; thence S. 39° 50' W. 177 poles to the beginning containing 65.5 acres, more or less."

A plat of the real estate herein conveyed has been prepared by the said G. D. Hevener, Surveyor, and by reference is expressly made a part hereof for all proper and pertinent reasons, and is duly annexed to this Deed of Conveyance and is to be recorded with same.

It is agreed and understood by the parties of the first part and the parties of the third part, and it is the purpose and intent of this deed, and it is hereby accepted by the parties of the third part, that the above described one-half undivided interest herein conveyed unto the parties of the third

part is conveyed unto Ernest C. Plaugher and Edith L. Plaugher, husband and wife, with rights of survivorship, that is, if the said Ernest C. Plaugher should die before his wife, Edith L. Plaugher, then the entire estate in fee simple in and to the said real estate herein conveyed shall be and become the sole property of the said Edith L. Plaugher, and that if the said Edith L. Plaugher should die before her husband, Ernest C. Plaugher, then the said entire estate in fee simple in and to the said real estate herein conveyed shall be and become the sole property of the said Ernest C. Plaugher.

The Grantors covenant and agree to pay the 1968 taxes upon the property herein conveyed.

That for the consideration hereinbefore set forth the parties of the first part also grant and convey to the party of the second part and parties of the third part, their heirs and assigns, a 15-foot right of way across the real estate hereinbefore conveyed unto Kenneth Lee Lowe, et ux., by deed of Donald Thomas Groves, et als., dated October 1, 1966, and duly recorded in the aforementioned Clerk's Office, said right of way being more particularly described in the aforesaid deed, and having been reserved therein by the parties of the first part.

TO HAVE AND TO HOLD an undivided one-half interest in and to the real estate herein conveyed, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging unto the said Donald L. Germeroth, his heirs and assigns forever, and an undivided one-half interest in and to the real estate herein conveyed, together with the improvements thereon, and all rights, rights of way, easements, waters, minerals, oil and gas and appurtenances thereunto belonging unto the said Ernest C. Plaugher and Edith L. Plaugher, as joint tenants with rights of survivorship, his or her heirs and assigns forever.

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WITNESS the following signatures and seals:



Donald Thomas Groves (SEAL)  
DONALD THOMAS GROVES

Louise D. Groves (SEAL)  
LOUISE D. GROVES

Glenwood G. Groves (SEAL)  
GLENWOOD G. GROVES

Mary L. Groves (SEAL)  
MARY L. GROVES

STATE OF West Virginia  
COUNTY OF Marshall, TO WIT:

I, Loudoun L. Thompson, a Notary Public within and for the County and State aforesaid, do hereby certify that Donald Thomas Groves and Louise D. Groves, his wife, and Glenwood G. Groves and Mary L. Groves, his wife, whose names are signed to the foregoing instrument, bearing date the 8th day of October, 1968, have acknowledged same before me in my said County and State aforesaid.

Given under my hand this 31<sup>st</sup> day of October, 1968.

My commission expires: Feb. 7, 1977

Notary Public: Loudoun L. Thompson

DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law the undersigned Grantor hereby declares the total consideration of the property transferred by the document to which this declaration is appended is \$6500.00.

Given under my hand this 31<sup>st</sup> day of October, 1968.

+ Donald Thomas Groves

THIS INSTRUMENT PREPARED BY  
LOUDOUN L. THOMPSON  
ATTORNEY AT LAW  
ROMNEY, WEST VIRGINIA

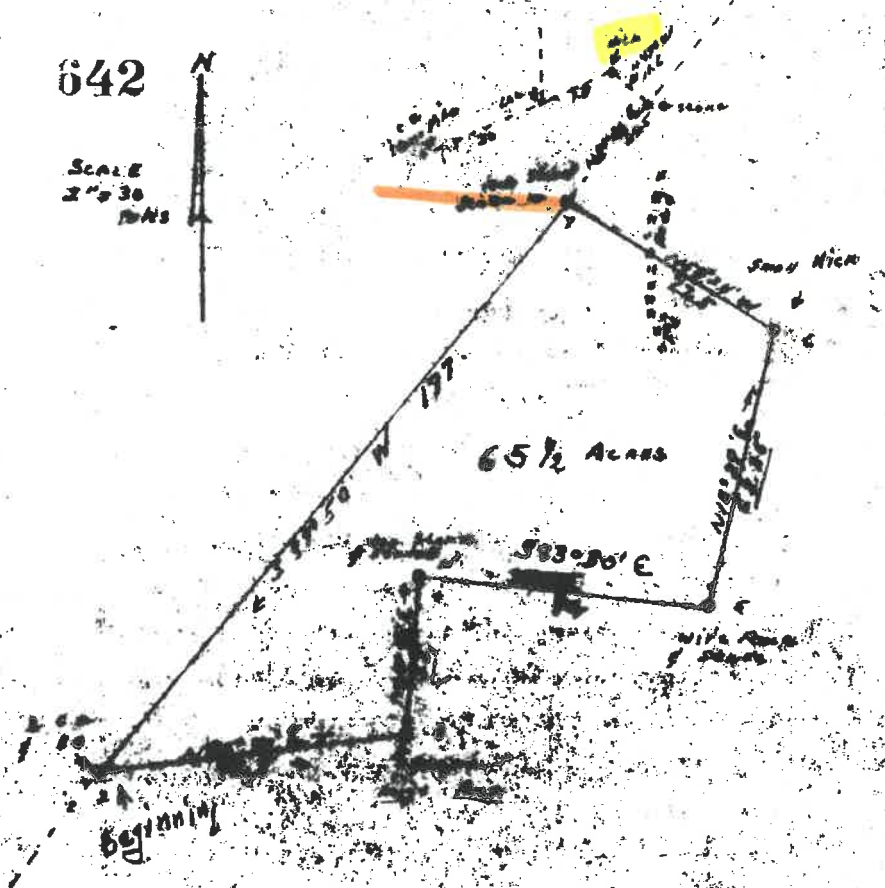
LOUDOUN L. THOMPSON  
ATTORNEY AT LAW  
ROMNEY, W. VA.



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Scale  
2" = 30  
Feet

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STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 1st day of November, 1968, at 2:05 P. M.,  
this Deed & Plat was presented in the Clerk's Office of the County Court of said County and  
with the certificate thereto annexed, admitted to record.

Attest Nancy C. Feller Clerk  
County Court Hampshire County, W. Va. SW

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 72819-B