

7/22/13

JOSEPH A MARTIN  
PO BOX 1081  
KEYSER, WV 26726-1081

Lauren Ellifritz,  
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DEED 4331 Tax \$66.00  
Additional \$25.00

ELANOR E. SCOTT-SIMPSON

TO

JOSEPH A. MARTIN  
and KELLY J. MARTIN

THIS DEED, Made on this 21st day of June, 2013, by and between Elanor E. Scott Simpson, Grantor and party of the first part, and Joseph A. Martin and Kelly J. Martin, of Post Office Box 1081, Keyser, 26726, Grantees and party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant, bargain, sell and convey, with covenants of General Warranty, unto the Grantees, as joint tenants with the right of survivorship, the following two parcels of real estate situate, lying and being in the Horseshoe Area of Frankfort District, Mineral County, West Virginia, and located and described by metes and bounds as follows, to-wit:

FIRST: BEGINNING at a stone set in a stone pile found in a hollow on the east side of a small run, being the beginning corner of the tract of which this is a part and being the beginning corner of the Alston Dale Kimble parcel, Deed Book 303, page 477; thence with Kimble and the first line of the whole tract North 80 deg. 25' 40" East 1237.16 feet along an old wire fence to a corner marked white oak being a corner to Kimble Fourth and Fifth Tracts and at the end of the first line of the whole tract of which this is a part; thence in part with the second line and the Kimble Fourth Tract North 36 deg. 46' 45" East 175.0 feet to a rebar in an old fence, a division corner now made; thence by division line crossing the whole tract North 59 deg. 17' 24" West 793.45 feet with, more or less, an old wire fence along the top edge of a steep slope to a rebar in the closing line of the whole tract; thence in part with said closing line, more or less, an old wire fence South 40 deg. 32' 44" West 988.44 feet to the BEGINNING, containing 10.585 acres, more or less, and being the same real estate conveyed to the Grantor from James W. Scott by that certain Deed dated September 7, 2005, and of record in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Deed Book No. 322, at Page 565.

There is also hereby conveyed unto the Grantees, as a privilege appurtenant to the above described real estate, the use of that certain roadway or right of way as more

*Joseph A. Martin  
P.O. Box 1081  
Keyser*

JOHN I. ROGERS, II  
ATTORNEY AT LAW  
KEYSER, WV 26726

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particularly described in that certain Deed dated November 24, 1972, and of record in said Clerk's Office in Deed Book No. 203, at Page 438.

SECOND: BEGINNING at a marked white oak at an old fence corner, being at the end of the second line of the Fourth Tract and the fourth line of the Fifth Tract of the Alston Dale Kimble, Deed Book 303, at Page 477, and being at the end of the first line of the James W. Scott tract, Deed Book 290, page 575; thence with the division line of Scott and Kimble, North 36 deg. 46' 41" East 254.31 feet to a small white oak on the west side of a right of way leading from Scott to Route 46, being at the entrance of Scott property; thence with the west side of the right of way, South 10 deg. 09' 29" East 223.30 feet to a small white oak on the road bank; thence leave the right of way by division line across part of the Kimble Fourth Tract and part of the Fifth Tract crossing a steep ditch and up a slope South 79 deg. 57' 10" West 217.23 feet to a white oak at the top of the slope; thence North 74 deg. 46' West 118.11 feet to a large white oak a division corner in the fifth line of Kimble Fifth Tract and the first line of Scott; thence with said line and an old wire fence North 80 deg. 25' 40" East 138.14 feet to the BEGINNING, containing 0.678 of an acre, more or less, and being the same real estate conveyed to the Grantor from James W. Scott, by that certain Deed dated June 17, 2013, and to be recorded in said Clerk's Office prior to the recordation of this Deed.

The Grantor certifies that the consideration paid for the real estate hereby conveyed is the sum of \$30,000.00.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the buildings and appurtenances thereunto belonging or in anywise appertaining, unto the said parties of the second part, and to their heirs and assigns, in fee simple absolute, forever.

WITNESS the following signature and seal:

  
ELANOR E. SCOTT-SIMPSON

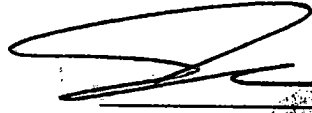
STATE OF NEW YORK,

COUNTY OF New York to-wit:

I, Sebastian Moreno-Lemon, a Notary Public in and for the County and State aforesaid, does certify that Elanor E. Scott-Simpson, whose name is signed to the foregoing Deed bearing date June 21, 2013, has this day acknowledged the same before me in my said County and State.

Given under my hand this 1 day of July, 2013.

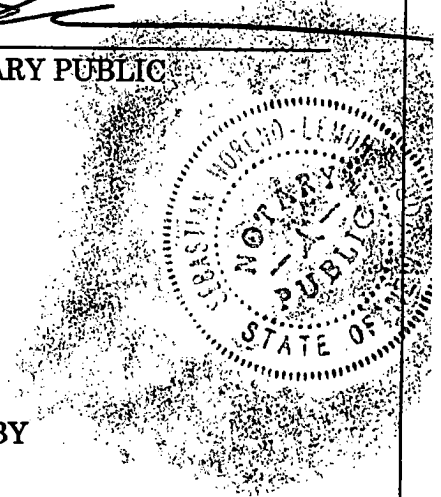
Sebastian Moreno-Lemon  
Notary Public, State of New York  
No. 01MO6245511  
(NOTARY PUBLIC) Qualified in New York County  
Commission Expires July 25th, 2015



NOTARY PUBLIC

My Commission Expires:

7/25/15

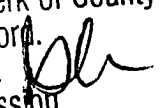


THIS INSTRUMENT PREPARED BY

JOHN I. ROGERS, II

ATTORNEY AT LAW

KEYSER, WEST VIRGINIA 26726

State of West Virginia, Mineral County, to-wit:  
Be it remembered that on this July 2013  
day of July 2013. The  
foregoing Elanor E. Scott-Simpson was  
presented in the Office of the Clerk of County  
Commission and admitted to record.  
Lauren T. P. Ellifritz   
Clerk of County Commission

JOHN I. ROGERS, II  
ATTORNEY AT LAW  
KEYSER, WV 26726

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