

Return to: William Wooten
The Wooten Law Firm
PO Box 24600
Beckley, WV 25802

DEED

THIS DEED, Made this the 31 day of December, 2012, by and between
TIMOTHY WAYNE WILLIAMS, Grantor, party of the first part, and ADA CHAPMAN,
Grantee, party 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, the receipt of all of which is hereby
acknowledged, first party hereby grants, bargains, sells and conveys, with covenants of
General Warranty of Title, unto second party, all that certain surface tract or parcel of real
estate, together with the improvements thereon, lying on the waters of Plum Orchard
Creek, Plateau District, Fayette County, West Virginia, which property is more particularly
bounded and described as follows:

Beginning at a 5/8" rebar set on the original line of the abovementioned 32
acre tract and on a line of Judith L. Cutwright's 25.94 acre tract, corner to the
tract herein described, a double chestnut oak found in an old fence corner,
corner to the 32 acre tract and Cutwright's 25.94 acre tract, bears North
19°00'00" East, a distance of 213.00 feet; thence with the original line of the
32 acre tract, of which Timothy Wayne Williams owns the residue of, and
Cutwright's 25.94 acre tract the following two calls, South 19°00'00" East, a
distance of 89.00 feet to a 5/8" rebar set, corner to same and the tract herein
described; thence South 18°00'00" East, a distance of 252.39 feet to a 5/8"
rebar set, corner to the tract herein described, said rebar is also corner to
Ada Chapman; thence leaving Cutwright's 25.94 acre tract and through
Williams' 32 acre residual tract the following three calls, South 66°12'39"
West, passing a 3/4" rebar found, corner to Ada Chapman's Tract 3, a map
of which is recorded in the Office of the Clerk of Fayette County, West
Virginia, in Map Book 22 at page 25, at a distance of 19.66 feet, and
continuing with same for a total distance of 279.30 feet to a 3/4" rebar found,
corner to Chapman's Tract 3 and the tract herein described; thence leaving
Chapman's Tract 3 and continuing through Williams, North 18°59'57" West,
a distance of 350.00 feet to a 5/8" rebar set, corner to the tract herein
described; thence North 68°01'47" East, a distance of 283.10 feet to the
beginning and containing 2.230 acres, more or less, as shown on a map or
plat attached hereto and made a part of this description. All bearings taken
from the deed meridian. As surveyed and mapped by Precision Survey,
PLLC, in December of 2009.

And being a part of that same tract or parcel conveyed to Timothy Wayne Williams
by deed of Keith Williams and Nellie Williams, husband and wife, dated July 18, 2003, of
record in the Office of the Clerk of the County Commission of Fayette County, West
Virginia in Deed Book 596, at Page 545.

This deed is made and accepted subject to all valid and continuing reservations,
restrictions, conditions and covenants made and contained in all prior deeds in the chain
of title of the property herein conveyed.

TO HAVE AND TO HOLD the real estate as herein above described, together with all of the improvements, rights, privileges, easements, and appurtenances thereunto belonging or in anywise appertaining, unto the Grantee and her assigns, forever.

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAM.

EXEMPTION

The Grantor hereby declares that this transaction is not subject to the withholding requirements contained in West Virginia Code §11-21-71b for the reason that:

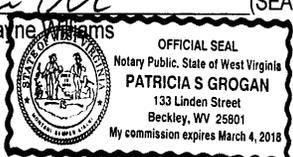
X The transferor is a resident of the State of West Virginia.

Under penalties of perjury, the undersigned grantor certifies that he has examined this deed and declaration and that to the best of his knowledge, it is true, correct and complete.

The parties hereto certify that the consideration for the within conveyance is \$ 1.00.

WITNESS the following signatures and seals:

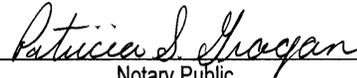


Timothy Wayne Williams (SEAL)


STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, SS:

The foregoing instrument was acknowledged before me on this the 31st day of December, 2012, by TIMOTHY WAYNE WILLIAMS.

[AFFIX SEAL]



Notary Public

My commission expires: March 4th, 2018

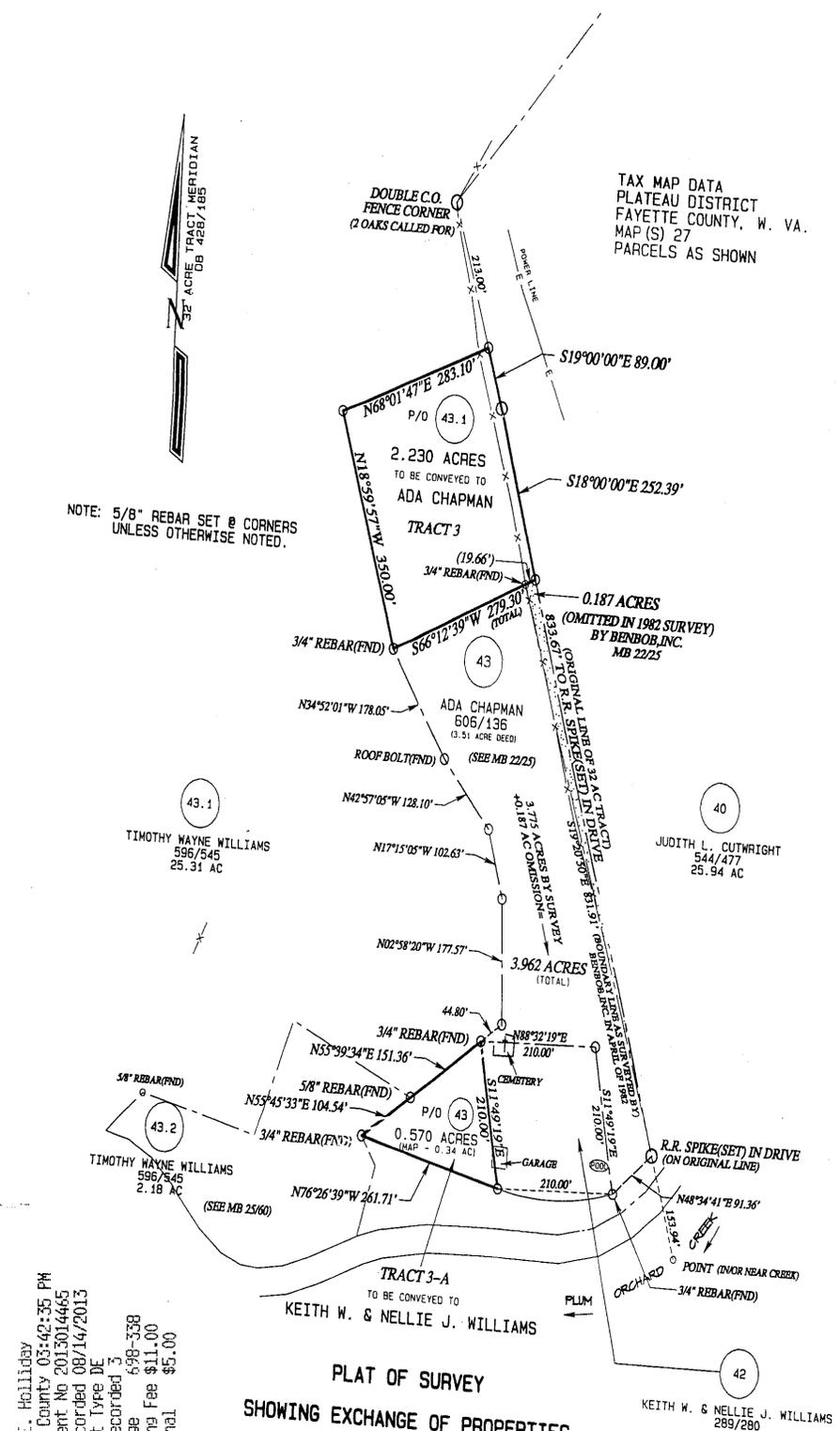
This document prepared by:
Paul O. Clay, Jr.
101 West Maple Avenue
P. O. Box 746
Fayetteville, West Virginia 25840

C:\old\2012\aug\williams-chapman deed.wpd



TAX MAP DATA
PLATEAU DISTRICT
FAYETTE COUNTY, W. VA.
MAP (S) 27
PARCELS AS SHOWN

NOTE: 5/8" REBAR SET @ CORNERS
UNLESS OTHERWISE NOTED.

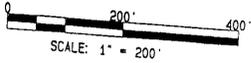


Kelvin E. Holliday
FAYETTE County 03:42:35 PM
Instrument No 2013014465
Date Recorded 08/14/2013
Document Type DE
Pages Recorded 3
Book-Page 698-338
Recording Fee \$11.00
Additional \$5.00

**PLAT OF SURVEY
SHOWING EXCHANGE OF PROPERTIES
BETWEEN
ADA CHAPMAN AND KEITH W. & NELLIE J. WILLIAMS
SITUATE ON THE WATERS OF PLUM ORCHARD CREEK
PLATEAU DISTRICT, FAYETTE COUNTY, WEST VIRGINIA**

DECEMBER, 2009

PRECISION SURVEY, PLLC
P.O. BOX 457
FAYETTEVILLE, WV 25840
(304-574-0367)



John R. Wolfe

JOB: CHPMANA1
SURVEY REF. VOL-167