

Russell Lee Williams
Bx 292
Fax, WV 25904

DEED

THIS DEED, made and entered into on this the 1st day of March, 1994, by and between IRENE HOLLEY CROUSE (being the same person as Irene Williams Crouse), unmarried, party of the first part, and RUSSELL LEE WILLIAMS, party of the second part.

WITNESSETH:

That for and in consideration of the sum of FIVE DOLLARS (\$5.00) cash in hand paid and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, the party of the first part doth hereby grant, bargain, sell and convey unto the party of the second part, with covenants of GENERAL WARRANTY of title, a life estate in that certain tract or parcel of surface land, together with the improvements thereon, appurtenances thereunto belonging and rights incidental thereto, situate in Plateau District, Fayette County, West Virginia, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the north side of the Plum Orchard Road (Rt. 23/1); thence N 17-12 W 831.92 feet to an iron pin; thence S 68-25 W 259.47 feet to a pin; thence S 32-43 E 177.92 ft. to a pin; thence S 40-48 E 128.10 feet to a pin; thence S 15-06 E 102.63 ft. to a pin; thence S 3-41 W 195.11 feet to a pin; thence S 57-55 W 301.10 feet to a pin; thence S 74-04 E 262.54 feet to a pin; thence N 9-30' W 210.12 feet to a pin; thence S 89-30' E 209.63 feet to a pin; thence S 9-30' E 210 feet to a pin; thence N 50-54 E 91.36 feet to the beginning, containing 3.51 acres.

ADMITTED FOR RECORD
MAR 7 10 40 AM '94

And being a life estate in that certain tract or parcel of surface land which was reserved unto Irene Williams Crouse in that certain deed made by Irene Williams Crouse and Glen Crouse, her husband, to Keith Williams and Nellie Williams, his wife, which deed bears date of July 19, 1985, and is recorded in the office of the Clerk of the County Commission of Fayette County, West Virginia, in Deed Book No. 436 at Page 123, conveying a 32 acre

surface tract subject to four reservations.

The party of the first part herein further conveys unto the party of the second part for his lifetime the right to use that certain right-of-way through the aforementioned 32 acre tract to the cemetery situate on said 3.51 acre tract, and the right to obtain water by pipeline from the reservoirs situate on the aforementioned 32 acre tract, and the right to maintain said pipeline, both for the use and benefit of the aforementioned 3.51 acre tract.

This deed is made and accepted subject to all validly continuing reservations, restrictions, covenants, conditions, rights-of-way and easements made and contained in all prior deeds in the chain of title to the surface land herein described.

The parties hereto certify that the within conveyance is not subject to the state excise tax upon the privilege of transferring real estate, because said conveyance is from parent to child.

WITNESS the following signature:

Irene Holley Crouse
Irene Holley Crouse

STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, SS:

The foregoing instrument was acknowledged before me on
this the 7th day of MARCH, 1994, by IRENE HOLLEY
CROUSE, unmarried.



T. E. Myles
Notary Public

My commission expires: Oct 1, 1998

This instrument prepared by
T. E. Myles without the benefit
of a title examination

West Virginia County of Fayette Book 510 Page 233
The foregoing writing was brought to me in my said
office and thereupon, together with this certificate hereto annexed
is admitted to record.
Kelvin E. Holliday, Clerk