

JUL 30 1985

BOOK 436 PAGE 123

Maple Orchard

D E E D

THIS DEED, made and entered into on this the 19th day of July, 1985, by and between IRENE WILLIAMS CROUSE and GLEN CROUSE, her husband, parties of the first part, and KEITH WILLIAMS and NELLIE WILLIAMS, his wife, or his or her survivor, parties of the second part.

W I T N E S S E T H:

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, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the parties of the second part, as joint tenants with right of survivorship and not as tenants in common, and with covenants of GENERAL WARRANTY of title, subject to the reservations hereinafter mentioned, the following described tract or parcel of real estate, together with any 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 a Maple on the bank of Plum Orchard Creek, near a cliff; thence up the creek with its meandering to two spruce pine and one oak, corner to W. P. Powers land; thence with same N 18' W 1240 feet; thence N 19' 00" W 302 to two oaks, corner to W. P. Powers and continuing with same N 41' 30" E 384 feet to a stake on Lively's line; thence with said line N 38° 25' W 616 feet to a stake and set stone corner to Robert and Louisa Lively's land; thence a new line S 13' 30" W 1130 feet to a stake and set stone near an apple tree; thence S 1' 00" 708 feet to a stake and set stone; thence S 36' 00" W 426 feet to a stone on top of a cliff; thence S 28' 00" W 100 feet to the beginning, and containing 32 acres.

And being the same tract or parcel of real estate which was conveyed unto Irene Williams (being the same as Irene Williams Crouse), one of the parties of the first part herein, by Russell Lee Williams, single, by deed dated August 7, 1984, and of record in the Fayette

County Commission Clerk's office in Deed Book No. 428 at Page 195.

There are, however, expressly excepted and reserved from the
aforescribed 32 acre tract the following:

1) Unto Irene Williams Crouse the following:

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 ft.
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.

2) That certain one acre tract which was conveyed unto Keith W.
Williams and Nellie J. Williams, his wife, by Rexall Williams and
Irene Marie Williams, his wife, by deed dated May 18, 1970, and of
record in the Fayette County Commission Clerk's office in Deed Book
No. 289 at Page 280.

3) The right of ingress and egress over the road right-of-
way through the tract herein conveyed to the cemetery situate on the
aforescribed 3.51 acre tract.

4) The right to obtain water by pipeline from the reservoirs
situate on the tract herein conveyed for the use and benefit of the
aforescribed 3.51 acre tract and the right to maintain said pipeline.

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

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

WITNESS the following signatures and seals:

Irene Williams Crouse (SEAL)
Irene Williams Crouse

Glen Crouse (SEAL)
Glen Crouse

STATE OF WEST VIRGINIA,
COUNTY OF FAYETTE, SS:

The foregoing instrument was acknowledged before me on this
the 24th day of July, 1985, by IRENE WILLIAMS CROUSE and GLEN CROUSE,
her husband.

Linda S. Hill
Notary Public

My commission expires: December 8, 1990

This instrument prepared by:
T. E. Myles

ADMITTED TO RECORD
JUL 26 2 53 PM '85
REC'D
HOWARD
FAYETTE COUNTY, W. VA.

West Va. Fayette County Court Clerk's Office JUL 26 1985

The foregoing writing was this day presented to me in my said
office and thereupon, together with this certificaté hèreto annexéd
is admitted to record.

Tests: H. E. JANNEY, Clerk