

THIS DEED, made and entered into on this the 31 day of January, 1994, by and between J. CAMPBELL GWINN (a/k/a J.C. GWINN) widower, party of the first part, and MARY PAGE GWINN, party of the second part, <sup>PAIGE</sup> <sub>off 2</sub>

**W-I-T-N-E-S-S-E-T-H**

That for and in consideration of the love and affection the party of the first part has for the party of the second part, the party of the second part being the granddaughter of the party of the first part, the said party of the first part does hereby bargain, grant and convey a one-quarter interest unto the party of the second part, with **COVENANTS OF GENERAL WARRANTY** of title in and to that certain real estate located in **GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WEST VIRGINIA**, and more particularly described as follows:

BEGINNING at a beech and chestnut a corner to J.S. Zickafoose and with N 83 1/2 E, 39 poles to a speckled oak on a point, S 55 E, 11 1/2 poles to a hickory, S 65 E, 38 1/2 poles to a chestnut oak, S 60 E, 35 poles to a chestnut oak corner to G.W. Allen and with S 41 1/2 E, 34 poles to a hickory & black oak S 34 1/2 E, 57 poles to a white oak called for 3 hickories marked S 43 1/2 W, 234 poles to a chestnut stump at forks of a road, N 85 W, 31 poles to a chestnut S 80 W, 21 poles to a black oak stump pointers marked N 56 1/2 W, 28 poles to a chestnut N 25 W, 18 poles to a hickory, N 55 W, 120 poles to a chestnut N 15 E, 25 poles to a chestnut oak on a ridge by large corner to Foster and with N 83 E, 96 poles to county road and with the county road N 9 E, 18 poles, N 13 E, 15 poles N 85 W, 9 1/2 poles, N 16 1/2 W, 12 poles, N 11 E, 28 1/2 poles to a hickory corner to J.S. Zickafoose and with N 26 E, 20 poles to a sugar tree, N 39 E, 32 poles to a chestnut oak on ridge, N 54 E, 28 poles to a white oak on point of a ridge S 86 E, 51 poles crossing branch to the BEGINNING, containing 323 acres same being more or less. Survey made by C.H. Hicks, Co Surveyor. This description is taken from Deed Book 32 at Page 24.

There is excepted from this property that certain 70-acre parcel conveyed by Marie C. Gwinn to Homer Bowles by deed dated February 22, 1949, of record in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book 83, Page 614.

AND BEING part of the same property heretofore devised unto Charles Gwinn and J. Campbell Gwinn, by the Last Will and Testament of Marie Campbell Gwinn, dated June 26, 1959, probated November 19, 1960, of record in the aforesaid Clerk's

Office in Will Book 6, Page 160, in paragraph number 11 therein. The said Charles Gwinn, et ux., conveyed his interest in the property to Hazel M. Gwinn, who was one and the same as Hazel McGraw Gwinn, by deed dated January 2, 1962, of record in the aforesaid Clerk's Office in Deed Book 96, Page 508. The said Hazel McGraw Gwinn devised the property to James Campbell Gwinn, who is one and the same as the party of the first part, by her Will dated July 16, 1983, probated February 11, 1991, of record in the aforesaid Clerk's Office in Will Book 12, Page 486.

This deed is made subject to all reservations, restrictions, covenants and conditions made and contained in all prior instruments of record in the chain of title.

TO HAVE AND TO HOLD unto the party of the second part, a one-quarter interest, her heirs and assigns forever, fee simple.

DECLARATION OF CONSIDERATION OR VALUE. Under penalties of fine and imprisonment as provided by law, we hereby declare that the foregoing transaction is hereby exempt from transfer tax as it is a conveyance between grandparent and grandchild, but the value of the property is believed to be \$9,500; that said property is identified on the tax records of Summers County as Map 23, Parcel 2; and that the address of the new owner is %J. Campbell Gwinn, Box 4, Green Sulphur Springs, WV.

**WITNESS** the following signatures and seals:

  
J. CAMPBELL GWINN

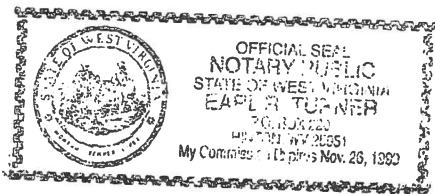
STATE OF WEST VIRGINIA

COUNTY OF SUMMERS, to-wit:

I, Earl R. Turner, a Notary Public in and for the county and state aforesaid, do hereby certify that J. CAMPBELL GWINN, whose name is signed to the foregoing deed has this day personally acknowledged the same before me in my county and state aforesaid.

Given under my hand on this the 31 day of January, 1994.

My commission expires 11/26/99.



Earl R. Turner  
Notary Public

THIS DEED PREPARED BY:  
ZIEGLER & GUNNOE, Attorneys at Law  
110 James St., Hinton, WV 25951  
cs

MARY E. MERRITT  
SUMMERS County 01:44:33 PM  
Instrument No 132726  
Date Recorded 12/19/2004  
Document Type DEED  
Book-Page 224-55  
Rec/Add Fee \$10.00 \$1.00