

THIS DEED, Made on this the 5th day of July, 1968, by and between ROGER D. RATLIFF and LUCILLE E. RATLIFF, his wife, parties of the first part, and J. C. DILLON, JR., and MARGARET A. DILLON, his wife, 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 of other good and valuable consideration as hereinafter set forth, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with covenants of GENERAL WARRANTY OF TITLE, all of that certain lot, piece and parcel of real estate situated in Pipestem District of Summers County, West Virginia, containing 150 acres and 76 poles, to be the same, more or less, and more particularly bounded and described as follows:

BEGINNING at 2 gums corner to C. Lane and Farley; thence with Lane's line N. $47\frac{1}{2}$ E. 58 poles to a pine ___, corner for Shanklin and Simpkins; thence S. 45 E. 76 poles to a stake; thence N. $32\frac{1}{2}$ E. 102 poles to E. S. Lemon's line (no mark); thence with said Lemon ___ 62 E. 120 poles to the mouth of Big Spring Branch; thence S. 18 E. ___ to corner of Ward Martin's 20 acres; thence S. 55 E. 80 poles to Cook's line, 15 poles W. of hickory on Lilly's Branch; with said Cook's line S. $56\frac{1}{2}$ W. 193 poles to two white oaks corner to the John Petry place; thence with one line of same S. 76 W. 60 poles to a stake corner for same; thence N. 85 W. 35 poles to a chestnut oak stump; N. 70 W. 56 poles to a pine; N. 16 W. 46 poles to the place of BEGINNING, containing 156 acres and 76 poles, more or less. (the above calls taken from deed dated July 21, 1911 from R. W. Martin and Bertha O. Martin, his wife, to Perlina Lemon, of record in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book No. 33, page 322).

The above description is subject to the following out-sales:

(1) Deed Book No. 88, page 575, October 30, 1948, from W. J. Lemon and Perlina J. Lemon, his wife, to Annie Lemon, and described as follows:

BEGINNING at a double poplar; thence to an ash bush; thence to an ash on Issac Cook's line; thence with Isaac Cook's line to a white walnut near the line; thence to the place of BEGINNING, containing 1/2 acre, more or less,

There is also conveyed unto the party of the second part the right to use the water from the main spring situate on the lands of the parties of the first part.

(2) Deed Book No. 82, page 474, May 13, 1958, from W. J. and Perlina J. Lemon to Edna and Joe Lemon:

BEGINNING at a corner with Jeff Richards near the outside gate at an iron stake; thence in a straight line to an iron stake on the side of the road near the house; thence in a straight line to a rock and birch tree in the branch; thence in a straight line to an iron stake cornering with the Mattie Richards line; thence with the Mattie Richards line to a chestnut oak (now blown down), thence with Mattie Richards line to a cucumber on the banks of a branch cornering on Jeff Richards line; thence with Jeff Richards line a straight line to the BEGINNING, and containing 6 acres, more or less,

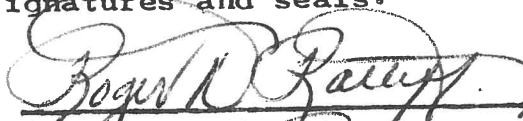

There is also conveyed the right of way and easement on the lands of the parties of the first part to the main spring, on the parties of the first part's land, together with the right to use of water therefrom.

AND BEING the same and all of the same land conveyed unto the parties of the first part by Blanche Petry and A. C. Petry, his wife, by deed bearing date the 2nd day of November, 1959, and of record in the aforesaid Clerk's Office in Deed Book No. 94, page 275.

TO HAVE AND TO HOLD unto the said parties of the second part, their heirs and assigns forever, in fee simple absolute.

DECLARATION OF CONSIDERATION OF VALUE: Under penalties of fine and imprisonment as provided by law, we hereby declare the total consideration paid for the property conveyed by the document to which this declaration is appended is \$3,500.00.

WITNESS the following signatures and seals:

 (SEAL)
 (SEAL)