

Mailed. Elmer Lofton 5-7-91
6507 Dryden Dr.
McLean, Va

230

50278

THIS DEED, Made and entered into this 29th day of April, 1991, by and between Paul W. Greenwalt, a widower, Gerald P. Greenwalt and Ralph H. Greenwalt Jr., Grantors and parties of the first part, and Elmer C. Lofton and Cecelia A. Lofton, his wife, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00), cash in hand paid, the receipt of which is hereby expressly acknowledged, the Grantors and parties of the first part do hereby sell, grant and convey, with covenants of general warranty, free and clear of liens and encumbrances, unto the Grantees and parties of the second part, as joint tenants with the right of survivorship as hereinafter set forth, all of that certain tract or parcel of real estate containing 15 acres, more or less, together with all rights, rights-of-way, easements, minerals, improvements and appurtenances thereunto belonging, lying and being situate in Mill Creek District, Hampshire County, West Virginia, and being more particularly described in prior deeds in chain of title as follows:

"BEGINNING at a Black Oak tree on the east side of U.S. 220, corner to Mrs. Marie M. Purinton tract, thence running northward along U.S. 220 to twin White Oak trees, thence eastward to a White Oak tree by state secondary road, thence with said road eastward to three Oaks at Riggleman line, thence southward with Michael and Riggleman line to a small Hickory; thence westward a short distance to a Locust post, thence southward with Michael and Greenwalt line to a Cedar tree, corner to Purinton tract, thence westward in a straight line to the beginning, a Black Oak, containing 15 acres, more or less."

This is the same tract or parcel of real estate which was devised and bequeathed unto Paul W. Greenwalt by James O. Greenwalt, deceased, by Will dated August 10, 1981, which is of record in the office of the Clerk of the County Commission of Hampshire County in Will Book No. 35, at Page 533; and also being the same real estate conveyed unto James O. Greenwalt by

Vining C. Kelly, single, by deed dated July 14, 1966, which is of record in said Clerk's Office in Deed Book No. 169, at Page 687. By deed dated January 31, 1991, Paul W. Greenwalt, widower, reserved a life estate in subject real estate and conveyed a life estate in subject real estate to Gerald P. Greenwalt, and the remainder in fee simple unto Ralph H. Greenwalt, Jr. The said Paul W. Greenwalt and Gerald P. Greenwalt join in this conveyance with the remainderman, Ralph H. Greenwalt, Jr., to convey absolute fee simple title in and to subject real estate to the Grantees and parties of the second part. Reference is made to said will and to said deeds for any and all pertinent purposes.

It is the intention of this conveyance to vest title to the property being hereby conveyed in the Grantees jointly and equally and to the survivor of either of them, so that upon the death of either, the entire fee simple interest in said property will immediately vest in the survivor.

Real estate taxes for 1991 shall be paid by the Grantees and parties of the second part. Possession of subject real estate shall be upon delivery of the deed.

WITNESS the following signatures and seals:

Paul W. Greenwalt (SEAL)
Paul W. Greenwalt

Gerald P. Greenwalt (SEAL)
Gerald P. Greenwalt

Ralph H. Greenwalt, Jr. (SEAL)
Ralph H. Greenwalt, Jr.

STATE OF WEST VIRGINIA
COUNTY OF HARDY, to-wit:

I, Clyde M. See, Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that Paul W. Greenwalt, widower, Gerald P. Greenwalt and Ralph H. Greenwalt, Jr., whose names are signed to the foregoing writing, bearing date the 29th day of April, 1991, have this day acknowledged the same before me in my said County and State.

Given under my hand this 29th day of April, 1991.
My commission expires October 1, 1993.

CLYDE M. SEE, JR., Notary Public
State of West Virginia
My Commission expires October 1, 1993
P.O. Box 500, Moorefield, WV 26836



SEE, WALTERS
& KRAUSKOPF
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA



Mailed: Elmer Lofton

Xerox Corp.

1501 S. Lee Hwy. Suite 206

Arlington, Va

12-31-86

Released: Vendor's

Released: Vendor's

Fein, Rel Bk 45, P. 468

PA 72 561

42450

THIS DEED, Made and entered into this 24th day of November, 1986, by and between Roger D. Champ and Sheila E. Champ, his wife, Grantors and parties of the first part, and Elmer C. Lofton and Cecelia Lofton, his wife, Grantees and parties of the second part.

WITNESSETH: That for and in consideration of the sum of TEN THOUSAND EIGHT HUNDRED DOLLARS (\$10,800.00), to be paid in One Hundred Twenty (120) monthly installments of One Hundred Forty-Two Dollars and Seventy-Four Cents (\$142.74) each, which includes both principal and interest at the rate of Ten (10) per cent per annum, with the first said monthly installment becoming due and payable Thirty (30) days from the date hereof, and a like installment becoming due and payable on the same day of each succeeding month thereafter until the entire principal sum plus interest has been paid in full, which purchase price is set forth in a negotiable promissory note bearing even date herewith, the Grantors and parties of the first part do hereby sell, grant and convey, with covenants of general warranty, unto the Grantees and parties of the second part, as joint tenants with the right of survivorship as hereinafter set forth, all of that certain tract or parcel of real estate containing 5.38 acres, more or less, together with all rights, rights-of-way, improvements and appurtenances thereunto belonging, lying and being situate on the east side of U. S. Route 220, near the Hardy-Hampshire County line, in Mill Creek District, Hampshire County, West Virginia.

A surveyed description of the tract or parcel of real estate being hereby conveyed as prepared by Paige A. See, Jr., Licensed Land Surveyor No. 640, is attached to this deed and expressly made a part hereof.

The tract or parcel of real estate being hereby conveyed is also designated as Lot No. 2 on a plat or map of "Champ Acres" as prepared by said surveyor, which shall be placed of record simultaneously with the recordation of this deed, and to which reference is now made for any and all pertinent purposes.

The Grantors and parties of the first part do also sell, grant and convey, unto the Grantees and parties of the second part, their heirs and assigns, a right-of-way over a small portion of Lot No. 1 on an existing entrance and roadway to U. S. Route 220, for purposes of ingress and egress to the tract or parcel of real estate being hereby conveyed and the public highway.

The real estate being hereby conveyed is a portion of the same real estate which was conveyed unto Roger D. Champ and Sheila E. Champ, his wife, by Gary D. Champ and Cheryl L. Champ, his wife, by deed dated March 23, 1981, which is of record in the office of the Clerk of the County Commission of Hampshire County in Deed Book No. 248, at Page 667.

A VENDOR'S LIEN is expressly reserved and impressed upon the real estate being hereby conveyed to secure payment of the note described above bearing even date herewith.

It is the intention of this conveyance to vest title to the property being hereby conveyed in the Grantees jointly and equally and to the survivor of either of them, so that upon the death of either, the entire fee simple interest in and to said property will immediately vest in the survivor.

WITNESS the following signatures and seals:




 Roger D. Champ (SEAL)


 Sheila E. Champ (SEAL)

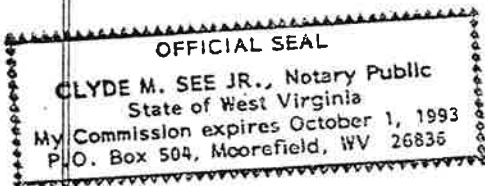
STATE OF WEST VIRGINIA
COUNTY OF HARDY, to-wit:

563

I, Clyde M. See, Jr., a Notary Public in
and for the County and State aforesaid, do hereby certify that
Roger D. Champ and Sheila E. Champ, his wife, whose names are
signed to the foregoing writing, bearing date the 24th day of
November, 1986, have this day acknowledged the same before me in
my said County and State.

Given under my hand this 13th day of December, 1986.

My commission expires October 1, 1993.



Clyde M. See, Jr.
Notary Public

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by
law, the undersigned hereby declares that the total considera-
tion of the property conveyed by the document to which this
declaration is appended is \$10,800.00.

Roger D. Champ

SEE, WALTERS
& KRAUSKOPF
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

This instrument prepared by Clyde M. See, Jr.
See, Walters & Krauskopf, Attorneys at Law,
P. O. Box 119, Moorefield, WV 26836.

CERTIFICATE OF SURVEY
FOR
ROGER CHAMP

564

I certify that in July, 1986 I did a transit survey of a tract of land on the east side of U.S. Route 220 in the Mill Creek District, Hampshire County, West Virginia.

That I examined the following deeds:

248/67
169/687
272/757
236/709

That no major problems were found in establishing the boundry lines of the property, although the fences do meander between corners. The east side of the right-of-way of Route 220 was established 30 feet from the center of the existing road bed.

That I did subdivide the property into two lots, that are described separately and are shown on a plat of survey entitled "Champ Acres".

That I did set 3/4" X 24" iron pipe at all corners, not found and that the new line will be marked as needed.

7-21-86
DATE

Paige A. See, Jr.
PAIGE A. SEE, JR., L.L.S. 640



CHAMP ACRES

MILLCREEK DISTRICT

HAMPSHIRE COUNTY

WEST VIRGINIA

A SUBDIVISION OF THE
SAME LAND COVERED TO RODGER D.
AND SHEILA E. CHAMP BY GARY D.
AND CHERYL L. CHAMP ON MARCH 23, 1981
RECORDED IN HAMPSHIRE COUNTY LAND
RECORDS IN BOOK 248 AT PAGE 667

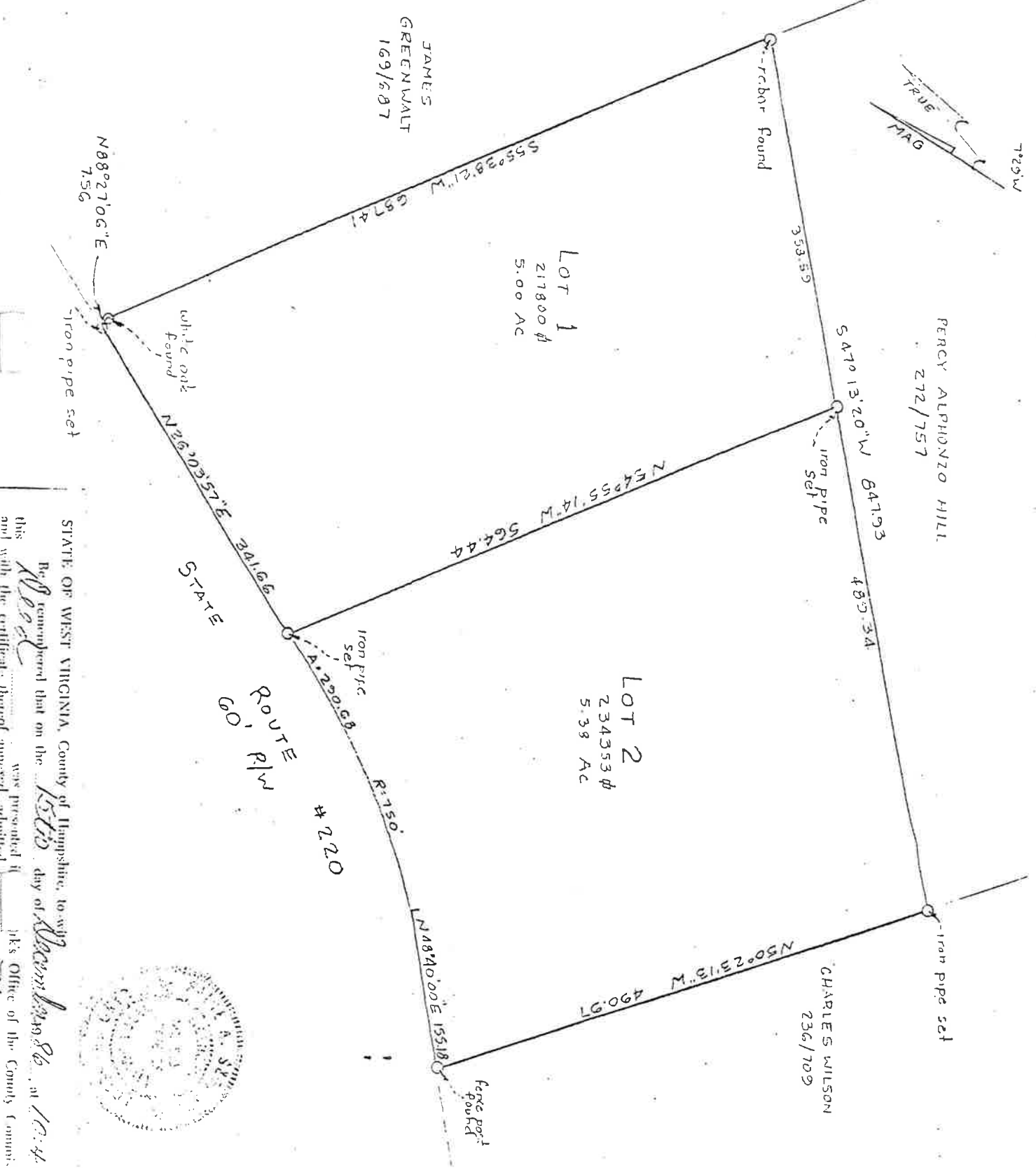
TAX MAP # 3
SCALE 1" = 100'

I HEREBY CERTIFY THAT I DID
A FIELD SURVEY ON THIS PROPERTY
AND THE CORNERS ARE IN PLACE
AS SHOWN

7-21-86
PAIGE A SEE JR LLS #640
BOX 568
MOOREFIELD, WVA



STATE OF WEST VIRGINIA, County of Hampshire, to-wit:
Be it remembered that on the 15th day of December 1986, at 10:44 A.M.,
this was presented to the Office of the County Commissioner of said County
and with the certificate thereof annexed, admitted to record.



METES AND BOUNDS DESCRIPTION

LOT 2

565

A tract of land lying and being situated on the east side of U.S. Route 220 near the Hardy-Hampshire County line in Mill Creek District, Hampshire County, West Virginia as shown and designated as Lot 2 on a plat of survey entitled "Champ Acres", being more particularly described as follows:

Beginning at an iron pipe set on the east side of U.S. Route 220, a 60 foot wide right-of-way, 30 feet from the center-line of the existing road and also the beginning point of Lot 1 of the aforesaid plat of survey, thence;

S54°55'14"E 564.44 feet with Lot 1, to an iron pipe set, thence;

S47°13'20"W 489.34 feet to an iron pipe set near a fence corner, thence;

N50°23'13"W 490.97 feet to a fence post found on the east side of U.S. Route 220, 30 feet from the center-line of the existing road, thence with the east side of the right-of-way of U.S. Route 220;

N48°40'00"E 155.18 feet to a point thence;

With a non-radial curve deflecting to the left, having a radius of 750 feet and an arc distance of 290.68 feet to the point of beginning, containing 5.38 acres more or less, as surveyed in July, 1986 by Paige A. See, Jr., L.L.S. 640.

Being part of the same tract of land conveyed by Gary D. Champ and Cheryl L. Champ, to Roger D. Champ and Sheila E. Champ by deed dated March 23, 1981 and recorded in the Hampshire County Clerk's Office in Deed Book 248 at Page 667.

Mailed: Elmer Lofton
6507 Dryden Dr. 3-15-88
McLean Va

00 48

44362

THIS DEED, Made and entered into this 20th day of

February, 1988, by and between Roger D. Champ and Sheila E. Champ, his wife, Grantors and parties of the first part, and Elmer C. Lofton and Cecelia Lofton, his wife, Grantees and parties 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 and sufficiency of which is hereby expressly acknowledged, the Grantors and parties of the first part do hereby sell, grant and convey, with covenants of general warranty, unto the Grantees and parties of the second part, as joint tenants with the right of survivorship as hereinafter set forth, all that certain tract or parcel of real estate containing 5.000 acres, more or less, together with all rights, rights-of-way, improvements and appurtenances thereunto belonging, lying and being situate on the east side of U. S. Route 220, near the Hardy-Hampshire County line, in Mill Creek District, Hampshire County, West Virginia.

A surveyed description of the tract or parcel of real estate being hereby conveyed, as prepared by Paige A. See, Jr., Licensed Land Surveyor No. 640, is attached to this deed and expressly made a part hereof.

The tract or parcel of real estate being hereby conveyed is also designated as Lot No. 1 on a plat or map of "Champ Acres," as prepared by said surveyor, which said plat is duly recorded in the office of the Clerk of the County Commission of Hampshire County.

The real estate being hereby conveyed is a portion of the same real estate which was conveyed unto Roger D. Champ and Sheila E. Champ, his wife, by Gary D. Champ and Cheryl L. Champ, his wife, by deed dated March 23, 1981, which is of record in the

office of the Clerk of the County Commission of Hampshire County in Deed Book No. 248, at Page 667.

It is the intention of this conveyance to vest title to the property being hereby conveyed in the Grantees jointly and equally and to the survivor of either of them, so that upon the death of either, the entire fee simple interest in said property will immediately vest in the survivor.

WITNESS the following signatures and seals:



Roger D. Champ (SEAL)
Roger D. Champ

Sheila E. Champ (SEAL)
Sheila E. Champ



STATE OF WEST VIRGINIA
COUNTY OF HARDY, to-wit:

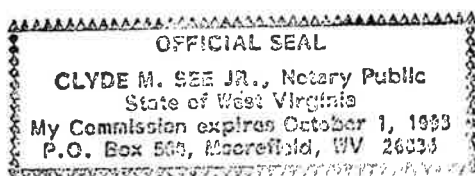
I, Clyde M. See, Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that Roger D. Champ and Sheila E. Champ, his wife, whose names are signed to the foregoing writing, bearing date the 20th day of February, 1988, have this day acknowledged the same before me in my said County and State.

Given under my hand this 20th day of February, 1988.

My commission expires October 1, 1993.

Clyde M. See, Jr.
Notary Public

SEE, WALTERS
& KRAUSKOPF
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA



00 50

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declares that the total consideration of the property conveyed by the document to which this declaration is appended is \$ 6,000⁰⁰.


Roger D. Champ

SEE, WALTERS
& KRAUSKOPF
ATTORNEYS AT LAW
MOOREFIELD
WEST VIRGINIA

This instrument prepared by Clyde M. See, Jr.
See, Walters & Krauskopf, Attorneys at Law,
P. O. Box 119, Moorefield, WV 26836.

CERTIFICATE OF SURVEY
FOR
ROGER CHAMP

I certify that in July, 1986 I did a transit survey of a tract of land on the east side of U.S. Route 220 in the Mill Creek District, Hampshire County, West Virginia.

That I examined the following deeds:

- 248/67
- 169/687
- 272/757
- 236/709

That no major problems were found in establishing the boundry lines of the property, although the fences do meander between corners. The east side of the right-of-way of Route 220 was established 30 feet from the center of the existing road bed.

That I did subdivide the property into two lots, that are described separately and are shown on a plat of survey entitled "Champ Acres".

That I did set 3/4" X 24" iron pipe at all corners, not found and that the new line will be marked as needed.

7-21-86
DATE

Paige A. See, Jr.
PAIGE A. SEE, JR., L.L.S. 640



METES AND BOUNDS DESCRIPTION

LOT 1

00 52

A tract of land lying and being situated on the east side of U.S. Route 220, near the Hardy-Hampshire County line in Mill Creek District, Hampshire County, West Virginia, as shown and designated as Lot 1 on a plat of survey entitled "Champ Acres", being more particularly described as follows:

Beginning at an iron pipe set on the east side of U.S. Route 220, a 60 foot wide right-of-way, 30 feet from the center-line of the existing road, thence;

N26°03'57"E 341.66 feet with the east right-of-way of said road to an iron pipe set near a fence line, thence;

N88°27'06"E 7.56 feet to a white oak tree, thence;

S55°38'21"E 687.41 feet to a rebar found at a double hickory tree in a fence line, thence;

S47°13'20"W 358.59 feet to an iron pipe set, being a corner to Lot 2 of the aforesaid plat of survey, thence;

With Lot 2, N54°55'14"W 564.44 feet to the point of beginning, containing 5 acres more or less, as surveyed in July, 1986 by Paige A. See, Jr., L.L.S. 640.

Being part of the same tract of land conveyed by Gary D. Champ and Cheryl L. Champ, to Roger D. Champ and Sheila E. Champ by deed dated March 23, 1981 and recorded in the Hampshire County Clerk's Office in Deed Book 248 at Page 667.

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 4th day of March, 1988, at 11:19 A.M., this Deed was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest

Nancy C Feller Clerk
County Commission, Hampshire County, W. Va. skl