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(Fee Book #439)

LIFE ESTATE DEED

THIS DEED, made this 15 day of August, 1985, by and between THURMAN R. EATON, of Baltimore County, Maryland, party of the first part, Grantor, and DEBORAH J. THACKSTON and JEFFREY L. EATON, parties of the second part, Grantees.

WITNESSETH, that for and in consideration of the sum of ZERO DOLLARS (\$0.00) which sum is the actual consideration paid for the within conveyance, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as Joint Tenants, their respective Personal Representatives, heirs, and assigns, subject to an estate reserved unto the said THURMAN R. EATON, for and during the term of his natural life, with full powers hereinafter provided, all that lot or parcel of ground situate in Cacapon District, Morgan County, State of West Virginia, which is more particularly described as follows:

PARCEL ONE: FIRST TRACT: All of that certain piece or parcel of real estate, consisting of about 15 acres of land, more or less, adjoining the lands of C. P. Alderton, Charley Brown and others, together with the building and appurtenances thereunto belonging, lying on the Winchester Grade about three and one-half miles east of Paw Paw, said real estate being in Cacapon District, Morgan County, West Virginia, and being all of the remaining portion of real estate which was conveyed to Edward F. Easter by Wesley J. Easter, Asa H. Easter, Charles W. Easter and William Ford Easter by deed bearing date November 27, 1894, and of record in the office of the Clerk of the County Court of Morgan county, West Virginia in Deed Book No. 19, at page 435, a reference to which is hereby directed and is the same real estate that was conveyed unto the said John F. Henderson and Nellie Henderson, his wife (who is now deceased and survived by her sons, Eldridge and Donald Henderson, and which is of record in said Clerk's Office in Deed book No. 43 at page 141, bearing date July 6, 1931).

SECOND TRACT: BEGINNING at a planted stone corner to Hattie L. Milburn east side of the state road; thence S. 41 1/2 W. 16 poles and 16 links to what is known as the Easter Line; thence N. 49 1/4 W. 34 poles 21 links to a white oak and gum; thence N. 2 1/2 E. 25 poles to a post; thence N. 40 E. 14-4/5 poles; thence S. 21-3/4 E. 18 poles to a planted post; S. 39 1/2 E. 2 poles and 28 links; thence S. 34 E. 4 poles 16 links to a planted stone; thence S. 11-3/4 W. 10 poles 17 links to a large planted stone; thence N. 83 E. 9 poles and 16

links to a planted stone near the foot of the hill on the west side of the old road; thence S. 17 1/2 E. 10 poles and 18 links to the beginning, containing 5-3/4 acres more or less.

A right of way is reserved for the way of ingress and egress from the fourth corner of the premises hereby conveyed to the 1 1/2 acre tract of Harry G. Milburn and Hattie I. Milburn as heretofore contained in their deed of February 28, 1939.

The grantors also grant unto the grantees a right of ingress and egress from the State Road on the Milburn 3 1/2 acre tract the south end thereof and west side of said State Road to the above 5-3/4 acre conveyance. Both tracts herein conveyed lie on the west side of State Routh #9.

PARCEL TWO: BEGINNING at a concrete head-wall by the side of the State Road in an original line, thence reversing a line of the original N. 52 degrees W. 5 1/2 poles to a cement post an original corner and a corner to the Perry Alderton and Wesley Easter land, thence S. 22 degrees W. 17 poles to a point in the old Paw-Paw Winchester Road, thence S. 7 degrees 13 1/2 poles to a point or near the State Road right-of-way, thence with said Right-of-Way N. 21 1/2 degrees E. 27 1/4 poles to the beginning, containing six-tenth of an Acre, more or less.

Parcel One being the same lot of ground described in a Deed dated January 29, 1981, and recorded among the County Court of Morgan County, West Virginia, in deed book no. 115, page 489, was granted and conveyed by Gracie Victoria Eaton, unto Thurman Roy Eaton and Naomi Mae Eaton, his wife, the said Naomi Mae Eaton having departed this life on January 11, 1982, thereby vesting absolute title in the within named Grantor.

Parcel two being the same lot of ground described in a Deed dated June 30, 1982, and recorded among the County Court of Morgan County, West Virginia, in deed book no. 121, page 211, was granted and conveyed by Lloyd H. Fishel, Jr., and Deanna Mae Fishel, unto the within named Grantor.

THIS CONVEYANCE MADE WITHOUT BENEFIT OF TITLE EXAMINATION.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned, unto the said parties of the second part, as joint tenants, their respective Personal Representatives, heirs and assigns, in FEE SIMPLE, SUBJECT, HOWEVER, to an estate reserved unto the said party of the first

part for and during the term of his natural life, with full power to him during his lifetime to sell, mortgage, lease, or in any manner dispose of or encumber said property hereby conveyed or any interest therein, including the absolute estate, except by Last Will and Testament, with the right to dispose of and consume the proceeds of any sale, mortgage or lease thereof in such a manner as they may desire, without obligation on the part of the purchaser, mortgagee, or lessee, to see to the application of such proceeds; the intention being that the said party of the first part, in the exercise of said power shall have the right to convey all interest in said property, both life estate and remainder, and in default of the exercise of said power herein granted, or as to any interest not disposed of under said power, then with remainder over from and immediately after the death of the said party of the first part, unto the within named Grantees, as joint tenants, their respective Personal Representatives, heirs, and assigns.

AND the said party of the first part hereby covenants that he has not done, nor suffered to be done, any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

Bonnie S. Nelson Thurman R. Eaton (SEAL)
THURMAN R. EATON

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 1st day of August, 1985, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, aforesaid, personally appeared THURMAN R. EATON, the above named Grantor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and he acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(PLACE OF NOTARIAL SEAL)

Bonnie S. Nelson
NOTARY PUBLIC

My Commission Expires: July 1, 1986

Prepared by
William R. Sutton, P.A.
Attorney at Law
2115 Old Orems Road
Baltimore, MD 21220