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SUMMERS County 02:13:01 PM
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Transfer Tax \$352.00
HB4331 Tax \$176.00
Additional \$25.00

DEED

THIS DEED, made this 14th day of October, 2014, by and between, **JOSEPH AUCREMANNE** and **RANDALL WALL**, Special Commissioners, parties of the first part, **GRANTORS**, and **EZRA D. BEACHY** and **ESTHER B. BEACHY**, his wife, as joint tenants with right of survivorship, parties of the second part, **GRANTEES**.

THAT WHEREAS, on January 23, 2014, Amy S. Crawford instituted an action in the Circuit Court of Summers County West Virginia, (Civil Action # 14-C-6), for the partition of the hereinafter described real estate, said civil action being mature for adjudication, the Circuit Court of Summers County, West Virginia, the Honorable Robert A. Irons presiding, did on June 23, 2014, appoint the said Joseph Aucremanne and Randall Wall as Special Commissioners to conduct the judicial sale of the said real estate by Order entered July 25, 2014, and

WHEREAS, the said Joseph Aucremanne and Randall Wall, having complied with all the requirements of the aforesaid Order, did offer the hereinafter described real estate for sale to the public at the front door of the Summers County Courthouse on September 22, 2014, at 2:00 pm, at which time the said Ezra D. Beachy offered the highest and best bid in the amount of Eighty Thousand Dollars (\$80,000.00), and

WHEREAS, on October 14, 2014, the Circuit Court of Summers County, West Virginia received the Report of the undersigned Special Commissioners and did approve said Report and did order and direct the undersigned Special Commissioners to deliver to Ezra D. Beachy and Esther B. Beachy, his wife, a deed with covenants of special warranty of title, conveying the hereinafter described real estate to them as joint tenants with right of survivorship, upon their tender of the balance of the purchase price.

NOW THEREFORE,

W~I~T~N~E~S~S~E~T~H

That for and in consideration of the sum of Eighty Thousand (\$80,000.00) Dollars, cash in hand paid, Joseph Aucremanne and Randall Wall, Special Commissioners, parties of the first part, do **GRANT, BARGAIN, SELL and CONVEY** with covenants of **SPECIAL WARRANTY of TITLE**, unto Ezra D. Beachy and Esther B. Beachy, husband and wife, as joint tenants with

right of survivorship and upon the death of either of them, the whole of the premises to the survivor, all of that certain lot or tract situate in Forest Hill District, Summers County, West Virginia, with all improvements thereon and appurtenances thereunto belonging, and more particularly described as follows:

BEGINNING on a rebar set on the southerly right of way line of the (Seminole Road), Rte. 33/1, a corner to Mike Lawhorn's 42.013 acre tract; thence with said tract, the next five calls, S. 45° 19' 15" W. 135.08 feet to a fence post; thence, S. 61° 40' 43" W. 164.77 feet to a fence post; thence, S. 27° 33' 32" W. 145.63 feet to a fence post; thence, S. 41° 46' 24" W. 64.49 feet to a fence post; thence, S. 51° 43' 51" W. 490.44 feet to a fence post, a corner to the said Lawhorn's 10.621 acre tract; thence with same, S. 55° 57' 37" W. 207.76 feet to a rebar set on the Lawhorn line and is a corner to a 13.283 acre tract; thence with the said tract and a fence, N. 33° 41' 46" W. 340.83 feet to a rebar set; thence, N. 29° 05' 25" W. 94.43 feet to a rebar set on the southerly r/w of the aforesaid Rte. 33/1; thence with the said r/w the following calls: N. 60° 46' 03" E. 63.32 feet, N. 48° 50' 22" E. 74.66 feet, N. 49° 50' 23" E. 120.68 feet, N. 40° 09' 24" E. 54.46 feet, N. 28° 09' 42" E. 108.91 feet, N. 40° 38' 17" E. 90.38 feet, N. 51° 14' 42" E. 53.71 feet, N. 58° 00' 56" E. 44.72 feet, N. 64° 06' 38" E. 88.83 feet, N. 72° 03' 20" E. 45.88, N. 81° 26' 43" E. 75.25 feet, S. 87° 24' 47" E. 191.31 feet, S. 83° 51' 11" E. 143.41 feet, S. 79° 31' 36" E. 90.86 feet, S. 72° 55' 10" E. 36.76 feet, S. 64° 17' 14" E. 48.58 feet, S. 59° 11' 52" E. 17.25 feet to the BEGINNING, containing 10.619 acres, more or less, as surveyed by James E. Wentz, PS, in October, 2000 and of record in Deed Book 206 at Page 397 in the Office of the Clerk of the Summers County Commission.

AND BEING the same real estate conveyed to Amy S. Crawford and Carroll D. Presley, Jr., by Deed dated February 2, 2009, from the United States of America by its Director of the Farm Service Agency and of record in Deed Book 231 at Page 619 in the Office of the Clerk of the Summers County Commission, together with all improvements thereon, appurtenances thereunto and subject to all easements, covenants, conditions, reservations and exceptions as may be found in the chain of title to the aforesaid real estate.

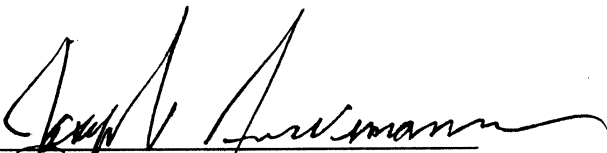
TO HAVE AND TO HOLD unto the said Ezra D. Beachy and Esther B. Beachy, his wife, as joint tenants with right of survivorship in fee.

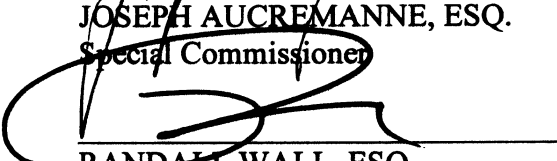
Said real estate is carried on the Land Books for Forest Hill District, Summers County, West Virginia as Map 10, Parcel #00120000. The address of the new owners is HC 65 Box 71, Forest Hill, WV 24935.

THIS DEED is made and accepted subject to all reservations, covenants and restrictions found in the chain of title to said real estate except those pertaining to race, color and creed.

DECLARATION OF CONSIDERATION OR VALUE: Under penalty of fine or imprisonment as provided by law, the undersigned hereby declare that the consideration paid for the property herein conveyed by this Deed is the sum of Eighty Thousand Dollars (\$80,000.00).

WITNESS the following signatures and seals:


JOSEPH AUCREMANNE, ESQ.
Special Commissioner


RANDALL WALL, ESQ.
Special Commissioner

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

This day, October 14, 2014, Joseph Aucremanne and Randall Wall appeared before the undersigned authority and did acknowledge their signatures to the foregoing Deed to be their voluntary act and deed.

Given under my hand and seal this 14th day of October, 2014.

My commission expires: March 28, 2024

SEAL:


NOTARY PUBLIC

