

109 Overlaid at
Keyser, W. Va.
12-18-75

BOOK 199 PAGE 648

CHARLES W. BLACKBURN and
MARTHA L. BLACKBURN

TO

D E E D

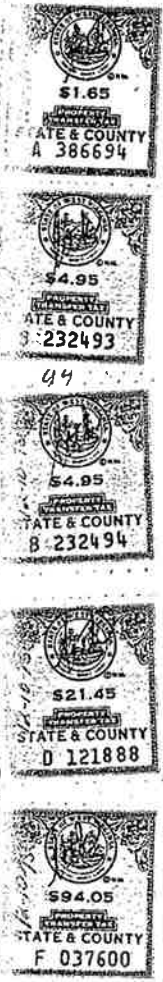
D. & L. COAL COMPANY,
INCORPORATED, a corporation

now owned by Green

THIS DEED, Made on this the 1st day of December, 1975; by
and between CHARLES W. BLACKBURN and MARTHA L. BLACKBURN, his
wife, grantors and parties of the first part, and D. & L. COAL
COMPANY, INCORPORATED, a corporation, of Route No. 4, Box 395,
Keyser, West Virginia 26726; grantee and party of the second
part,

WITNESSETH: That, for and in consideration of TEN DOLLARS
[\$10.00], and other good and valuable considerations, the receipt
of all of which is hereby acknowledged, the said parties of the
first part do hereby grant, bargain, sell and convey, with cov-
enants of General Warranty, unto the said party of the second
part, all that certain tract or parcel of land lying and situate
in New Creek District of Mineral County, West Virginia, about two
[2] miles Southeast of the City of Keyser, and about 2,204.53
feet East of Mineral County Secondary Route No. 7/1, bounded and
described as follows, to-wit:

BEGINNING at a point in the centerline of a 40 foot Right of
Way and a corner with Nina Blackburn, [Mineral County Deed Book
No. 53, at page 88], said point being 2,204.53 feet from State
Route No. 7/1; and running thence, with the aforesaid Blackburn
Line, North 49° 31' 54" West 1,414.41 feet to a 1/2 inch rebar
set in a line of Myrtle Z. Miller; thence, with the aforesaid
Miller Line, North 31° 28' 51" East 4,708.00 feet to a 1/2 inch
rebar set in a stone pile between two large dead white oaks in a
hollow, a corner with Earl L. Spencer, [Mineral County Deed Book
No. 76, at page 71]; thence, with the aforesaid Spencer's Line,
and continuing with John H. Burns' Line, [Mineral County Deed
Book No. 126, at page 91], South 20° 27' 19" East 2,258.35 feet
to a concrete monument; thence, South 08° 59' 00" West 192.70
feet to a concrete monument; thence, South 66° 51' 00" East 65.86
feet to a 1/2 inch rebar, a corner with Nina Blackburn, [Mineral



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CORNERS AT LAW
KEYSER, W. VA.
LAW BUILDING

County Deed Book No. 53, at page 88]; thence, with the aforesaid Blackburn's Line, South 40° 15' 21" West 3,408.00 feet to the BEGINNING, containing 160.00 Acres, more or less, and being a part of that 328.5 Acre Parcel of Land conveyed to NINA BLACKBURN by two [2] Deeds from E. V. ROMIG, TRUSTEE, one dated July 16, 1934, and recorded in Mineral County Deed Book No. 53, at page 88, and the other dated September 21, 1935, and recorded in Mineral County Deed Book No. 54, at page 11, and also part of that property devised to CHARLES W. BLACKBURN, one of the parties of the first part, by the LAST WILL AND TESTAMENT OF NINA BLACKBURN, dated July 25, 1969, and recorded in Mineral County Will Book No. 11, at page 222.

There is also granted as a privilege appurtenant to the above Tract of Land, a Right of Way 40 feet wide, being 20 feet on each side of a centerline extending from the beginning corner South 40° 15' 28" West 1,217.40 feet to a stake, and South 71° 33' 57" East 1,148.45 feet to Mineral County Secondary Route No. 7/1, [Hooker Hollow Road].

There is also established as a Right of Way for the joint use of the grantors and the grantee, a 40 foot Right of Way located 20 feet on each side of the closing line of the above description, [South 40° 15' 21" West], beginning at the point where the woods road leaves said boundary line, located approximately four hundred fifty [450] feet from the beginning of said line, and running the remaining distance of approximately two thousand nine hundred fifty-eight [2,958] feet to where it joins the Right of Way first above mentioned and an Easement is hereby GRANTED and RESERVED to establish said Right of Way.

The Title being conveyed by this Deed is the Fee Simple Title, including all Mineral Rights underlying said property.

The grantors hereby declare that the total consideration paid for the property conveyed hereby is \$38,400.00.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the building and appurtenances thereunto belonging or in anywise appertaining, unto the said party of the second part, and to its successors and assigns, in fee simple absolute, forever.

WITNESS the following signatures and seals:

Charles W. Blackburn [SEAL]
CHARLES W. BLACKBURN

Martha L. Blackburn [SEAL]
MARTHA L. BLACKBURN

STATE OF WEST VIRGINIA,

COUNTY OF MINERAL, to-wit:

I, Donald C. Hott, a NOTARY PUBLIC in and
for the County and State aforesaid, do certify that CHARLES W.
BLACKBURN and MARTHA L. BLACKBURN, his wife, whose names are
signed to the foregoing Writing bearing date the 1st day of
December, 1975, have this day acknowledged the same before me in
my said County and State.

Given under my hand this 10th day of December, 1975.

Donald C. Hott
NOTARY PUBLIC

My Commission Expires:

7 Dec 1976

THIS INSTRUMENT WAS PREPARED BY

DONALD C. HOTT

ROGERS AND HOTT, ATTORNEYS AT LAW

P. O. BOX 520

KEYSER, WEST VIRGINIA

26726

STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:

Be it remembered that on this 10th day of December, 1975
at 1:55 o'clock P. M., the foregoing Deed
with the certificate thereto annexed, was presented in the Office of the Clerk of the County
Court and admitted to record.

Shellie May Valentine
Clerk County Court hek

BOOK 213 PAGE 810

CHARLES W. BLACKBURN and
MARTHA L. BLACKBURN

TO

DAVID LEONARD BLACKBURN

RELEASED Partial 1.046 ac. 401
SEE RELEASE BOOK NO. 54 PAGE 401

RELEASED Partial 2.03 ac.
SEE RELEASE BOOK NO. 54 PAGE 465

D E E D

RELEASED Partial 38.79 ac.
SEE RELEASE BOOK NO. 54 PAGE 716

THIS DEED, Made on this the 21st day of November, 1978, by
and between CHARLES W. BLACKBURN and MARTHA L. BLACKBURN, his
wife, Grantors and parties of the first part, and DAVID LEONARD
BLACKBURN, whose address is 44 Davis Street, Keyser, West Virginia
26726, Grantee and party of the second part,

WITNESSETH: That, for and in consideration of TEN DOLLARS
(\$10.00), and other good and valuable considerations, the receipt
of all of which is hereby acknowledged, the said parties of the
first part do hereby grant, bargain, sell and convey, with cov-
enants of General Warranty, unto the said DAVID LEONARD BLACKBURN,
party of the second part, the following described real estate
being in New Creek District of Mineral County, West Virginia,
lying and being on the North side of West Virginia Secondary
Route No. 7/1, more commonly known as the Hooker Hollow Road, and
more fully described as follows, to-wit:

BEGINNING at a steel stake by a double white oak on the
North side of the Hooker Hollow Road and the West side of the
Draper Orchard right of way, said stake also being the beginning
corner of the Michael Shillingburg 52.5 acre tract as recorded in
Deed Book No. 173, at page 200; thence with the first and second
lines of said tract, North 10° 30' West 100 feet to a steel
stake; thence, North 51° 30' West 605 feet to a fence post;
thence leaving said tract and with a portion of the third line of
the Howard Burns 172.2 acre tract as recorded in Deed Book No.
126, at page 91; North 66° 30' West 930.4 feet to a steel stake,
the last corner of the D & L Coal Co. 160 acre tract as recorded
in Deed Book No. 199, at page 648, said stake located South 66°
30' East 65.86 feet from a concrete marker; thence with a portion
of the last line of said tract, South 40° 30' West 480.5 feet to
a steel stake in the center of a 40 foot right of way, same course
continued with said right of way 1048 feet (total distance being

ROBERTS AND MELODY
ATTORNEYS AT LAW
KEYSER, W. VA.
LAW BUILDING

1528.5 feet) to a steel stake in the center of said right of way, said stake being North 82° 00' East 8 feet from a black oak and North 33° 00' West 10 feet from a double pine; thence by new division lines down the mountain, South 40° 00' East 789.6 feet to a stake on the lower side of a farm road, same course continued 297.4 feet (total distance being 1087 feet) a stake on the upper side of another farm road; thence with the upper side of said road, South 25° 00' West 290 feet to a locust tree on the North side of the Hooker Hollow Road; thence with said road, North 63° 00' East 350 feet; thence North 43° 00' East 170 feet; thence, North 36° 30' East 300 feet; thence, North 51° 00' East 630 feet; thence, North 38° 00' East 540 feet; thence, North 56° 30' East 100 feet; thence, North 83° 00' East 278 feet to the BEGINNING, containing 56 acres, more or less, all bearings M.B. 1978, and as shown on a Plat attached hereto and made a part hereof as surveyed on October 17, 1978, by Raymond Tasker, West Virginia Land Surveyor's License No. 197.

The above described real estate is part of that 328.5 acre parcel of land conveyed to NINA BLACKBURN by two Deeds from E. V. ROMIG, TRUSTEE, one dated July 16, 1934, and of record in Mineral County Deed Book No. 53, at page 88, and the other dated September 21, 1935, and of record in Mineral County Deed Book No. 54, at page 11, and is also a portion of the property devised unto the said CHARLES W. BLACKBURN, one of the Grantors herein; by the Last Will and Testament of said NINA BLACKBURN, dated the 25th day of July, 1969, and of record in the Office of the Clerk of the County Commission of Mineral County, West Virginia, in Will Book No. 11, at page 222.

There is also hereby conveyed unto the Grantee a right of way as a means of ingress to and egress from the real estate hereby conveyed, which right of way extends from the Hooker Hollow Road over the existing farm road on remaining lands of the Grantors, and which road crosses the fifth line of the tract hereby conveyed and intersects said line 789.6 feet from the fifth corner of the above described tract of land, and is more particularly shown on said attached Plat. Said right of way may

by used by the Grantee for all purposes necessary in the use, occupation and enjoyment of the property conveyed hereby.

The above described real estate is conveyed to the Grantee as an advancement and represents the whole of the Grantors' estates that the Grantee would be entitled to on the death of the Grantors intestate.

If the Grantee hereafter desires to sell the above described real estate, the Grantors, or the survivor of them, shall have the right to purchase the property hereby conveyed for the sum of THREE THOUSAND DOLLARS (\$3,000.00).

The Grantors hereby declare that the transfer involved in this Document is not subject to the State Excise Tax upon the privilege of transferring real estate because this conveyance is a transfer from parents to child, without consideration.

TO HAVE AND TO HOLD the above described real estate, together with all and singular the building and appurtenances thereunto belonging or in anywise appertaining, unto the said party of the second part, and to his heirs and assigns, in fee simple absolute, forever.

WITNESS the following signatures and seals:

Charles W. Blackburn (SEAL)
CHARLES W. BLACKBURN

Martha L. Blackburn (SEAL)
MARTHA L. BLACKBURN

STATE OF WEST VIRGINIA;

COUNTY OF MINERAL, to-wit:

I, Donnelly B. Hartman, a NOTARY PUBLIC in and for the County and State aforesaid, do certify that CHARLES W. BLACKBURN and MARTHA L. BLACKBURN, his wife, whose names are signed to the foregoing Writing bearing date the 21st day of November, 1978, have this day acknowledged the same before me in my said County and State.

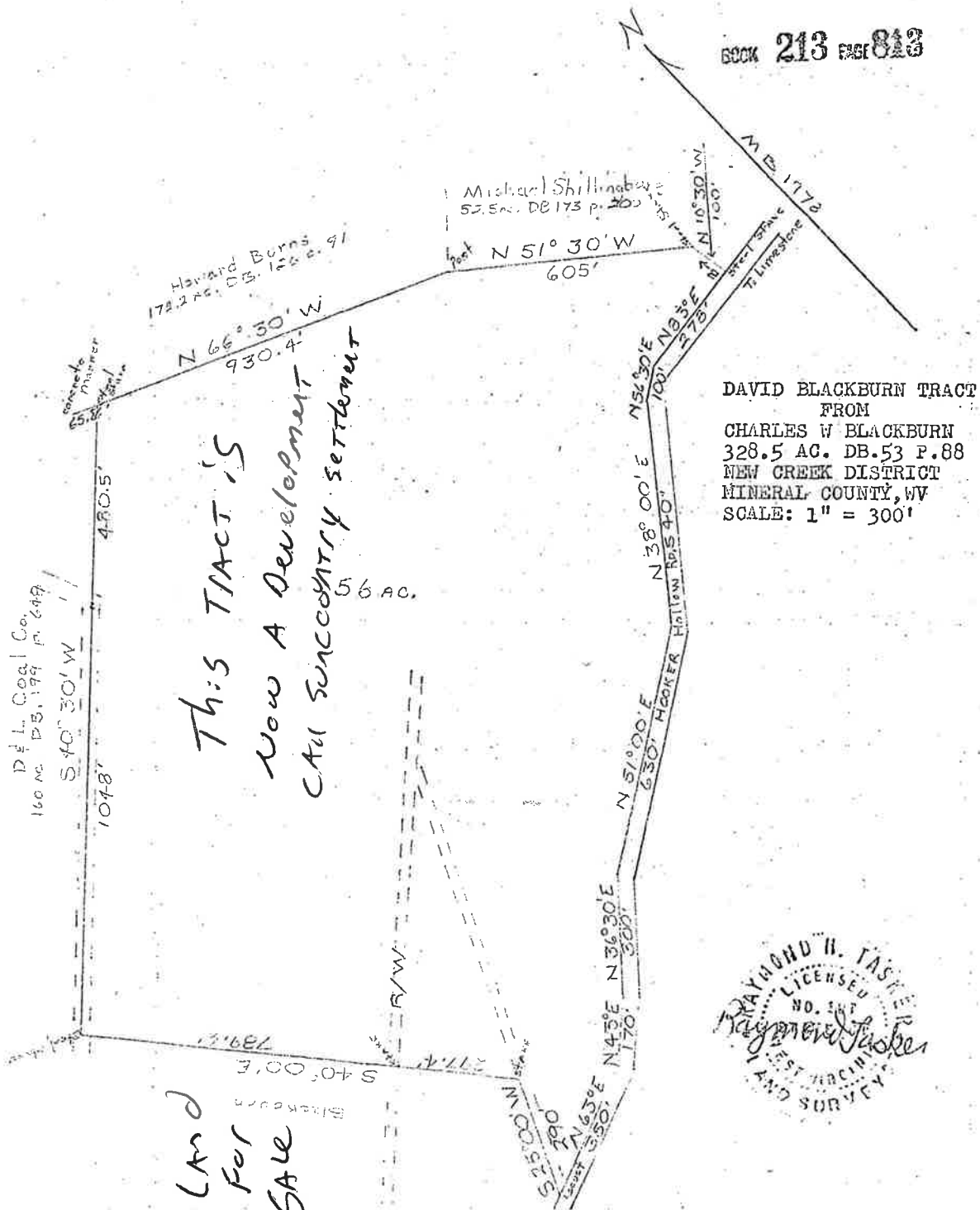
Given under my hand this 8th day of January, 1979.

My Commission Expires:

April 18, 1980

Donnelly B. Hartman
NOTARY PUBLIC

THIS
INSTRUMENT
PREPARED BY:
I. ROGERS, II
OGERS AND MELODY
ATTORNEYS AT LAW
KEYSER, W. VA.
LAW BUILDING



STATE OF WEST VIRGINIA, MINERAL COUNTY, TO-WIT:

Be it remembered that on this 12th day of January, 1979
at 3:14 o'clock P.M., the foregoing Deed & Plat
with the certificate thereto annexed, was presented in the Office of the Clerk of the County Commission and admitted
to record.

 C. & H. 89365

WILLIE BOB VALENTINE

Clerk County Commission

