

Greenbrier County  
Robin Loudermilk, Clerk  
Instrument 287276  
04/16/2021 @ 11:43:47 AM  
DEED  
Book 626 @ Page 200  
Pages Recorded 4  
Recording Cost \$ 46.00  
Transfer tax \$ 775.50  
Farm Land tax \$ 310.20

**When recorded return to:**  
**Nancy Jones**  
**65 Windthistle Ct**  
**Nellysford, VA 22958**

**THIS DEED**, Made and entered into this 30<sup>th</sup> day of March, 2021 by and between **DREMA K. HEDRICK and BARRY ALAN HEDRICK, husband and wife**, parties of the first part GRANTORS, and **NANCY JONES**, party of the second part, GRANTEE.

**W I T N E S S E T H:**

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the party of the second part to the parties of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby **GRANT and CONVEY**, unto the party of the second part, with covenants of **GENERAL WARRANTY** of title, all that certain lot, tract or parcel of land together with the buildings and improvements thereon, easements, rights of way, and the appurtenances thereunto belonging, situate in Frankford District, Greenbrier County, West Virginia, and situated on the northern side of a 30 foot wide right of way and west of WV Secondary Route No. 19 (Unus Road) and on the Greenbrier River watershed and more particularly described as follows:

Beginning at a 5/8 inch rebar and cap set on the line of Linda Waybright (DB 566, PG 477); thence leaving said Waybright and with five (5) new division lines,

N 18-42-53 E 249.73 feet to a 5/8 inch rebar and cap set; thence,

S 85-19-02 E 207.24 feet to a 5/8 inch rebar and cap set; thence,

S 43-25-41 E 336.41 feet to a 24 inch red oak; thence,

S 09-18-14 E 158.63 feet to a 5/8 inch rebar and cap set; thence,

S 26-25-19 W, passing a 5/8 inch rebar and cap set on line at 253.22 feet, in all a total of 278.22 feet to a point in the centerline of a gravel road and a 30 foot wide right of way; thence with said centerline of said 30 foot wide right of way and gravel road,

N 35-53-32 W 164.67 feet; thence,

N 57-45-13 W 56.37 (L1); thence,

N 86-55-55 W 58.73 feet (L2); thence,

S 84-21-52 W 46.91 feet (L3); thence,

N 85-11-06 W 44.16 feet (L4); thence,

N 35-51-59 W 20.73 feet (L5); thence,

N 14-55-41 W 73.20 feet (L6); thence,

N 27-31-48 W 122.62 feet (L7); thence,

N 31-29-00 W 45.35 feet (L8); thence,

N 26-08-07 W 33.51 feet (L9) to the beginning and containing 5.006 acres, more or less, as surveyed by Greenbrier Professional Surveying, PLLC in March 2021 and shown on a plat which is attached to and made a part of this description.

And being part of the same real property conveyed unto Drema K. Hedrick and Barry Alan Hedrick, wife and husband, by deed dated November 9, 2018 from Sandra W. McElwain, et al, and of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia in Deed Book 603 at Page 162.

**THERE IS ALSO HEREBY CONVEYED** a non-exclusive, joint use of the right of way as more particularly described in a Partition Order between Charles E. Withrow and Darrell L. Withrow dated May 12, 2014 and being of record in the aforesaid Clerk's Office in Deed Book 566 at Page 118.

**THIS PROPERTY IS ALSO HEREBY SUBJECT TO** that certain Shared Road and Right of Way Agreement dated March 3, 2021 between Drema K. Hedrick, et al, and not yet of record but to be recorded prior to or simultaneously herewith.

Reference is hereby made to all prior instruments in the chain of title for all reservations, restrictions, and limitations pertaining to the real estate hereby conveyed and for a more particular description of the property.

**TO HAVE AND TO HOLD** unto the party of the second part, as aforesaid, her heirs and/or assigns forever.

**DECLARATION OF CONSIDERATION OF VALUE**

Under penalties of perjury as provided by law, the undersigned Grantor does hereby declare that they are West Virginia residents and therefore the change of ownership effected by this deed is exempt from the requirements of West Virginia Code Sec. 11-21-71b.

Under the penalties of fine and imprisonment, as provided by law, the undersigned grantors hereby declare the total consideration for the property transferred by this document is One Hundred Forty One Thousand Dollars and 00/100 (\$141,000.00)

WITNESS the following signatures.

Drema K. Hedrick  
DREMA K. HEDRICK

Barry Alan Hedrick  
BARRY ALAN HEDRICK

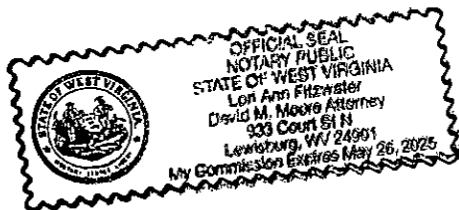
STATE OF West Virginia

COUNTY OF Greenbrier, TO-WIT:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2021, by Drema K. Hedrick and Barry Alan Hedrick, wife and husband.

My commission expires:

May 26, 2025  
[Signature]  
NOTARY PUBLIC

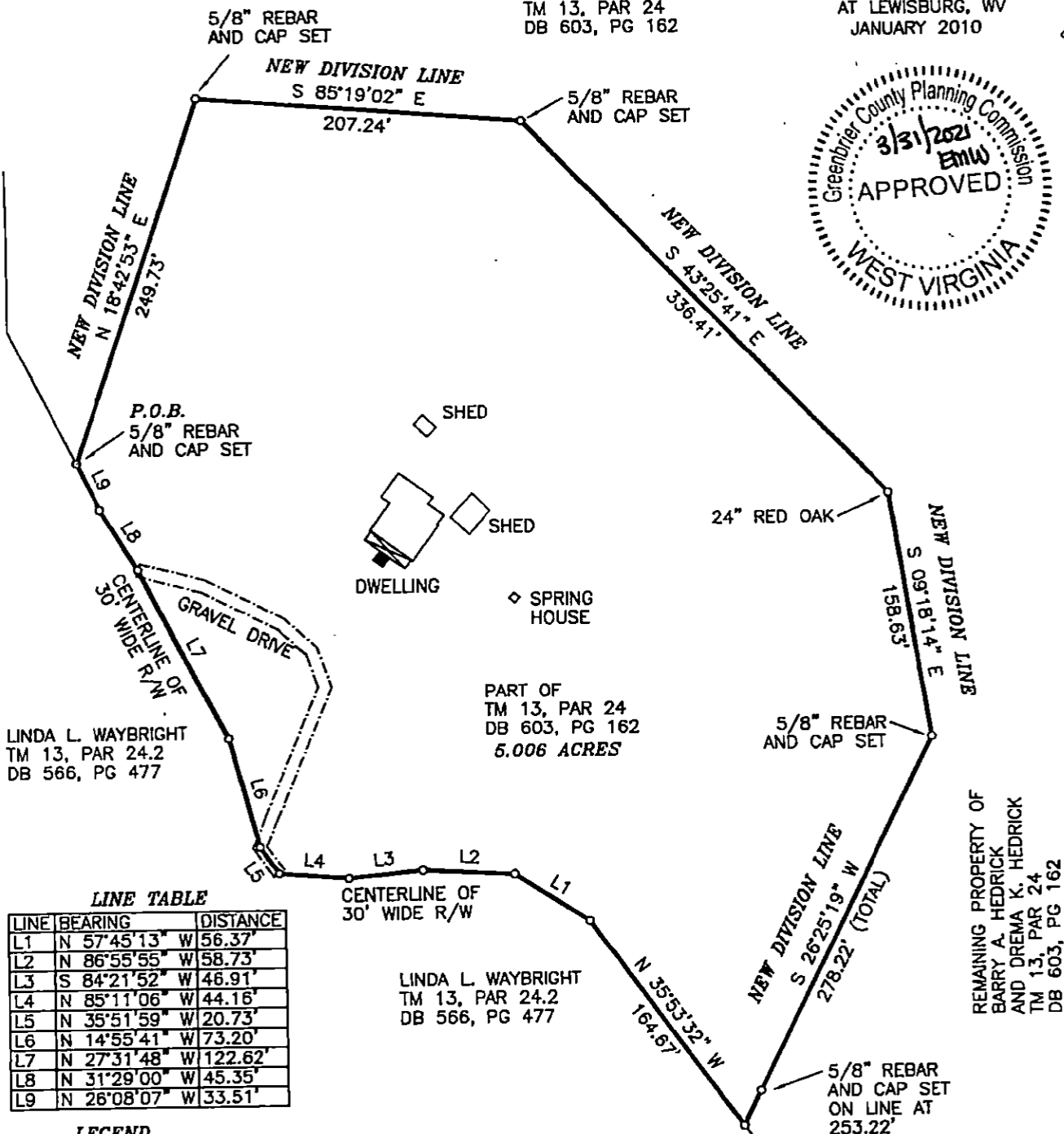


This instrument was prepared by David M. Moore, Attorney at Law, 933 Court St N, Lewisburg, West Virginia 24901.

OUTSIDE BOUNDARY BASED ON SURVEY BY  
CORE ENVIRONMENTAL SERVICES, INC. JULY 2018  
FILE CABINET E-7

REMAINING PROPERTY OF  
BARRY A. HEDRICK  
AND DREMA K. HEDRICK  
TM 13, PAR 24  
DB 603, PG 162

MAGNETIC  
MERIDIAN  
DECLINATION 08°30' W  
AT LEWISBURG, WV  
JANUARY 2010



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 57°45'13" W | 56.37'   |
| L2         | N 86°55'55" W | 58.73'   |
| L3         | S 84°21'52" W | 46.91'   |
| L4         | N 85°11'06" W | 44.16'   |
| L5         | N 35°51'59" W | 20.73'   |
| L6         | N 14°55'41" W | 73.20'   |
| L7         | N 27°31'48" W | 122.62'  |
| L8         | N 31°29'00" W | 45.35'   |
| L9         | N 26°08'07" W | 33.51'   |

LEGEND  
TM TAX MAP  
PAR PARCEL  
DB DEED BOOK  
PG PAGE  
R/W RIGHT-OF-WAY  
P. O. B. POINT OF BEGINNING

PLAT OF SURVEY AND DIVISION  
FOR  
**BARRY A. HEDRICK AND DREMA K. HEDRICK**

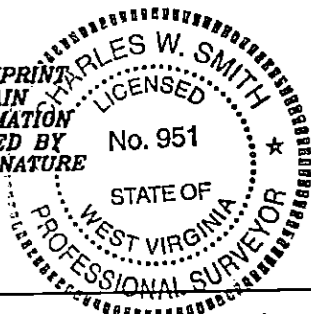
FRANKFORD DISTRICT, GREENBRIER COUNTY, WEST VIRGINIA

SCALE: 1 INCH = 100 FEET



ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT  
AND SIGNATURE IN GREEN INK MAY CONTAIN  
UNAUTHORIZED ALTERATIONS. ALL INFORMATION  
SHOULD BE DISREGARDED UNLESS VERIFIED BY  
THE PROFESSIONAL SURVEYOR WHOSE SIGNATURE  
APPEARS.

DWG. 21-012-88



MARCH 18, 2021

SURVEYED: MARCH 2021 BY:  
GREENBRIER PROFESSIONAL  
SURVEYING, PLLC  
348 BLUE SULPHUR PIKE  
LEWISBURG, WEST VIRGINIA

Charles W. Smith  
Professional Surveyor # 951