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MARY E. MERRITT
 SUMMERS County 01:19:57 PM
 Instrument No 129784
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THIS DEED made and entered into this the 16th day of June, 2006, by and between JAMES MICHAEL LAWHORN and CANDANCE LAWHORN, husband and wife, Grantors, hereinafter called the party of the first part, and DANIEL S. BEACHY and MIRIAM BEACHY, husband and wife, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Grantees, hereinafter called the party of the second part;

WITNESSETH:

THAT in and for the consideration of the sum of Ten Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby expressly acknowledged by the party of the first part, the said party of the first part does hereby GRANT, BARGAIN, SELL and CONVEY with covenants of GENERAL WARRANTY of title to and unto the party of the second part, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, all of the following described real estate, with any and all improvements and appurtenances thereon or thereunto belonging, and which is further described as follows:

"situate in **Forest Hill District, Summers County, West Virginia**, and being more particularly described as follows:"

TRACT #1:

"BEGINNING on a rebar set by a corner post on the southerly right of way line of Rt. 33/1 (Seminole Road), a corner to Thomas Thompson, thence with the said Thompson and a fence S. 8 07' 01" W. 843.76 feet to a rebar set near a gate; thence leaving Thompson and through the land of Robert Trivits, N. 71 49' 09" W. 13.78 feet to a gate post; thence S. 30 32' 24" W. 173.74 feet to a 24" locust; thence S. 24 07' 16" W. 119.87 feet to a 14" ash; thence S. 8 01' 30" W. 25.08 feet to a 20" locust; thence S. 0 28' 06" W. 276.52 feet to an 8" pine; thence S. 26 45' 30" W. 196.15 feet to a rebar set at the corner of the field; thence N 70 59' 53" W 219.37 feet to a steel post; thence N. 46 21' 44" W. 35.29 feet to a steel post; thence N. 36 51' 35" W. 271.27 feet to a rebar set at the corner of the field; thence N 65 48' 48" W 91.75 feet to a 24" red oak in the hollow; thence N. 89 20' 24" W. 291.57 feet to a 18" poplar; thence N. 82 52' 00" W. 465.84 feet to a corner post; thence N 22 02' 20" E 339.26 feet to a rebar set; thence N. 51 43' 29" E 332.64 feet to a 12" cedar; thence N. 60 43' 12" E 179.91 feet to a 10" cedar at a gate; thence N 31 42' 40" W. 334.10 feet to a fence post; thence N. 51 43' 51" E. 490.44 feet to a fence post; thence N. 41 46' 24" E. 64.49 feet to a fence post; thence N. 27 33' 32" E 145.63 feet to a fence post; thence N. 61 40' 43" E. 164.77 feet to a fence post; thence N. 45 19' 15" E. 135.08 feet to a rebar set on the aforesaid right of way of Rt. 33/1; thence with the said right of way the following calls: S. 52 05' 01" E. 44.38 feet, S 46 18' 33" E. 75.17 feet, S 34 51' 14" E. 59.28 feet, S."

"19 19' 50" E. 48.18 feet, S. 8 13' 33" E. 158.14 feet, S. 14 40' 28" E. 65.81 feet, S. 20 57' 10" E. 74.65 feet, S. 33 09' 59" E. 38.70 feet, S. 47 27' 20" E. 34.48 feet, S. 64 04' 22" E. 32.79 feet, S. 71 50' 26" E. 141.23 feet to the beginning, containing 42.013 acres more or less as surveyed by James E. Wentz, PS, in April of 1998, which survey plat is of record."

Being All and the SAME real estate acquired by James Michael Lawhorn from Robert L. Trivits, et ux, by deed dated May 22, 1998, which is of record in the Summers County Clerk's Office in Deed Book 194 at Page 279.

TRACT #2:

"BEGINNING on a corner fence post, a common corner to Robert Trivits and Mike Lawhorn's 42.013 acre tract; thence with the said Lawhorn S. 31 42' 40" E. 334.10 feet to a 10 inch cedar at a gate; thence S. 60 43' 12" W. 179.91 feet to a 12" cedar in the fence; thence S. 51 43' 29" W. 332.64 feet to a rebar set in the fence 40 feet east of a power line; thence S. 22 02' 20" W. 539.26 feet to a corner post; thence leaving the said Lawhorn tract and through the land of Robert Trivits, N 52 41' 22" W. 681.72 feet to a rebar set 3 feet southeast of a maple; thence N. 56 01' 54" E. 1190.17 feet to the BEGINNING, containing 10.621 acres, more or less, as surveyed by James E. Wentz, PS, on August 30, 1999."

TRACT #3:

"BEGINNING on a corner fence post, a common corner to Robert Trivits and Mike Lawhorn's 42.013 acre tract; thence with the said Lawhorn tract S. 82 52' 00" E. 465.84 feet to an 18 inch poplar; thence S. 89 20' 24" E. 291.57 feet to a 24 inch red oak; thence S. 65 48' 48" E. 91.75 feet to a rebar set in the fence; thence S. 36 51' 35" E. 271.27 feet to a steel post; thence S. 46 21' 44" E. 35.29 feet to a steel post; thence S. 70 59' 53" E. 219.37 feet to a rebar set; thence N. 26 45' 30" E. 196.15 feet to an 8 inch pine; thence N. 0 28' 06" E. 276.52 feet to a 20 inch locust; thence N. 24 07' 16" E. 119.87 feet to a 24 inch locust; thence N. 30 32' 24" E. 173.74 feet to a fence post; thence S. 71 49' 09" E. 13.78 feet to a rebar set on the east side of a road, a corner to the said Lawhorn tract and Thomas Thompson; thence with the said Thompson S. 64 47' 33" E. 900.16 feet to a 14 inch gum marked at the corner of an old rail fence on the line of the Clyburne land; thence with the same, S. 13 14' 15" W. 376.27 feet to a rebar set at a 14 inch red oak; thence through the land of Robert Trivits, S. 88 50' 12" W. 1011.68 feet to a rebar set at a maple; thence N. 69 19' 55" W. 1276.58 feet to the BEGINNING, containing 15.744 acres, more or less, as surveyed by James E. Wentz, PS, August 30, 1999."

Being ALL and the SAME real estate acquired by James Michael Lawhorn from Robert L. Trivits, et ux, by deed dated May 16, 1999, which is of record in the Monroe County Clerk's Office in Deed Book 198 at Page 679.

Being ALL and the SAME real estate designated as Tracts #1, #2 & #3, acquired by James Michael Lawhorn and Candance Lawhorn from James Michael Lawhorn, by deed dated January 7, 2005, which is of record in the Summers County Clerk's Office in Deed Book 217 at Page 316.

"situate in Forest Hill District, Summers County, West Virginia, and being more particularly described as follows:"

TRACT #4:

"BEGINNING at a stone by the county road, thence with same N. 77 W. 11 1/2 poles to a pine speckled oak and sourwood at Lee Saunder's gate, N 24 W. 11 poles, N. 16 W. 13 poles, N. 51 W. 12 poles, N. 74 W. 6 poles, W. 26 poles, S. 68 W. 10 poles, S. 45 W. 12 poles, S. 16 W. 8 poles, S. 43 W. 14 poles, S. 63 W. 16 poles, S. 73 W. 36 poles to the Nettled Branch where a bridge is called for; thence down the branch, S. 20 W. 41 poles to a sourwood and chestnut, supposed to be on the Pollard line, and with the said line, S. 64 E. 154 poles to a white oak, N. 9 E. 40 poles to a sourwood on brow of hill, E. 9 poles to a sourwood and gum, N. 1 E. 96 1/2 poles to the BEGINNING."

TRACT #5:

"BEGINNING at a buckeye corner on the Poland line; thence S. 27 ½ W. 20 ½ poles to a buckeye by a branch, S. 67 E. 32 poles to a chestnut by the same, crossing the branch and up the hill, S. 13 W. 27 poles to a speckled oak near the top of ridge, S. 58 E. 40 poles to a locust near a drain, S. 86 E. 8 poles to a locust, S. 68 E. 12 poles to a small chestnut oak, S. 12 ½ E. 8 ¾ poles to a maple in the head of a hollow, S. 68 E. 25 poles to a speckled oak on a sharp ridge, N. 70 ½ E. 11 poles to a pine, S. 88 E. 5 poles to sourwood, N. 71 ½ E. 13 poles to a chestnut oak on ridge and leaving the ridge S. 9 E. 37 poles to a sugar tree corner to the John Gill Survey of 73 acres, N. 61 ¼ E. 26 1/5 poles to an ash, N. 36 ¾ E. 30 poles to a white walnut by a fence, N. 60 ½ W. 211 poles to the place of BEGINNING."

TRACT #6:

"BEGINNING at a small maple on the line of a five acre survey of E. L. Sanders, and leaving same and through the survey, and with the A. E. Saunders line, S. 69 E. 55 poles to a stone set in the ground, a small pine and three chestnuts marked as pointers to same in a flat on the line of Clyburne, and with same S. 6 ½ W. 100 poles to the Poland line, and with the same N. 61 ½ W. 70 poles to two small chestnuts on a steep bank, N. 9 E. 45 ½ poles to a sourwood on the brow of a hill; thence E. 9 poles to a sourwood and dogwood, N. 1 E. 44 poles to the place of BEGINNING."

"THERE IS HEREBY EXCEPTED and RESERVED the following outsales:"
from Tracts #4, 5 and 6:

"#1. A conveyance from Robert L. Trivits and Betty L. Trivits, his wife, to James Michael Lawhorn, by deed dated March 22, 1998, being 42.013 acres, said deed recorded in the Office of the Clerk of the County Court of Summers County, West Virginia in Deed Book 194 at page 279." Being Tract #1 conveyed hereby.

"#2. A conveyance from Robert L. Trivits and Betty L. Trivits, his wife, to Danny C. White and Mary E. White, by deed dated September 16, 1999, being 13.283 acres, said deed recorded in the Office of the Clerk of the County Court of Summers County, West Virginia in Deed Book 198 at page 605."

"#3. A conveyance from Robert L. Trivits and Betty L. Trivits, his wife, to James Michael Lawhorn, by deed dated September 16, 1999, being two tracts (1) 10.621 acres and (2) 15.744 acres, said deed recorded in the Office of the Clerk of the County Court of Summers County, West Virginia in Deed Book 198 at page 679." Being Tracts # 2 and 3 conveyed hereby, respectively.

"#4. A reservation of 10.619 acres which was reserved by Robert L. Trivits and Betty L. Trivits, his wife, in a deed to Benjamin H. Ellis and Brenda S. Ellis, his wife, said deed dated September 7, 2001 and recorded in the Office of the Clerk of the County Court of Summers County, West Virginia in Deed Book 206 at page 391, which said deed conveyed unto the said Benjamin Ellis and Brenda Ellis the remainder of the property conveyed unto Robert L. Trivits from Lucille Butler Hopkins, by deed dated December 4, 1987 and of record in the aforesaid Clerk's Office in Deed Book 159 at page 173."

Being ALL and the SAME real estate acquired by James Michael Lawhorn and Candance Lawhorn from Benjamin Ellis and Brenda Ellis, by deed dated January 7, 2005, which is of record in the Summers County Clerk's Office in Deed Book 217 at Page 319.

This conveyance is for a total of 153.098 acres, more or less.

REFERENCE is hereby made to any and all instruments in the chain of title to the subject property for any and all pertinent purposes.

It is distinctly understood that it is the purpose and intent of this deed to create and vest in the said party of the second part a fee estate in the aforesaid realty as joint tenants with rights of survivorship, to be held, used and enjoyed by them jointly during their joint life.

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment as provided by law, the undersigned Grantors do hereby declare that the total consideration for the property transferred by this document to which this declaration is attached is \$340,000.00.

Witnesses the following signatures and seals:

James Michael Lawhorn (SEAL)
JAMES MICHAEL LAWHORN

Candance Gayle Lawhorn (SEAL)
CANDANCE LAWHORN

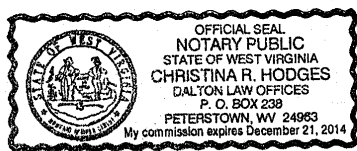
STATE OF WEST VIRGINIA,

COUNTY OF MONROE, to-wit:

I, Christina R. Hodges, the undersigned notary public in and for the said county and state, do hereby certify that JAMES MICHAEL LAWHORN and CANDANCE LAWHORN, husband and wife, whose names are signed to the foregoing deed dated the 16th day of June, 2006, did before me on the 23rd day of June, 2006, did acknowledge his and her signature thereon his and her own that same day.

Given under my and hand and notarial seal that same 23rd day of June, 2006. My commission expires on: 12-21-2014.

SEAL:



Christina R. Hodges
NOTARY PUBLIC

THIS DEED WAS PREPARED BY DEBRA L. DALTON, ATTORNEY AT LAW,
PETERSTOWN, WEST VIRGINIA.