

Repl'd John H. Sanders
HC 74 Box 284
Hinton, WV 25951

*See assignment of Rents dated 12/1/07
in assignment Book 5 page 210
Attest: Mary E. Merritt, Clerk

MARY E. MERRITT
SUMMERS County 09:05:21 AM
Instrument No 125117
Recorded Date 09/14/2005
Document Type DEED
Book-Page 220-39
Rec/Add Fee 10.00 1.00

39

THIS DEED, made and entered into on this the 14th day of September, 2005,
by and between **JOHN H. SANDERS and LYNN M. SANDERS, his wife**, parties of the first
part, grantors, and **JOHN H. SANDERS and LYNN M. SANDERS, his wife**, parties of the
second part, grantees,

W-I-T-N-E-S-S-E-T-H

THAT for and in consideration of **Ten Dollars (\$10.00)**, and other good and valuable
consideration, the receipt of which is hereby acknowledged, the said parties of the first part,
grantors, do hereby grant, bargain, sell and convey with covenants of **GENERAL WARRANTY**
of title, unto the parties of the second part, grantees, as joint tenants and not as tenants in
common, and upon the death of either of the parties of the second part then the whole of the
premises hereby conveyed unto the survivor of them, all of that certain lot, tract or parcel of land,
together with all improvements thereto and easements and appurtenances thereto, situate in
Green Sulphur District, Summers County, West Virginia, and being more particularly
described as follows:

BEGINNING at a 5/8" rebar, found, at the common corner of a tract owned by
Mark Rosenberg, a tract owned by Tanya Rakhmanina and Andrei Kharison and Tract 1
owned by John H. Sanders and Lynn M. Sanders; thence leaving Rosenberg and with the
division line between Rakhmanina and Kharison and Tract 1 the following two (2) calls:
S. 56 04' 20" E. 566.06 feet to a 1/2" rebar, found; S. 56 02' 29" E. 16.99 feet to a point
in the centerline of Mill Road at the common corner of Tracts 1 and 2 owned by John H.
Sanders and Lynn M. Sanders and on line of said Rakhmanina and Kharison; thence
leaving Rakhmanina and Kharison and with the division line between tracts 1 and 2 and
the centerline of Mill Road the following eight (8) calls: S. 52 45' 19" W. 274.37 feet
to a point; S. 47 54' 19" W. 106.44 feet to a point; S. 68 32' 19" W. 56.72 feet to a
point; S. 56 35' 19" W. 140.48 feet to a point; S. 72 50' 19" W. 34.05 feet to a point;
S. 68 01' 19" W. 91.66 feet to a point; S. 47 57' 19" W., 98.11 feet to a point; S. 39
44' 03" W. 140.19 feet to a point at the intersection of the centerline of Mill Road and
with centerline of Ayers Road; thence leaving Mill Road and Tract 1 and with new lines
through Tract 2 and the centerline of Ayers Road the following two (2) calls: N. 67 31'
31" E. 279.47 feet to a point; N. 72 04' 52" E. 201.90 feet to a point; thence leaving the
centerline of Ayers Road and continuing with new lines through Tract 2 the following ten
(10) calls: S. 17 55' 08" E., (passing a 12" poplar on line at 11.59 feet) a total distance
of 124.15 feet to a railroad spike, set, on the northwestern right of way line of a 30'
unpaved road; thence with said right of way line the following six (6) calls: S. 40 41'
35" W. 38.72 feet to a point; S. 31 34' 08" W. 40.10 feet to a point; S. 22 07' 37" W.,
84.88 feet to a point; S. 30 11' 16" W. 51.25 feet to a point; S. 23 08' 05" W. 70.36
feet to a point; S. 20 55' 03" W., 137.61 feet to a 5/8" rebar with cap, set; thence leaving
said right of way line and running S. 84 53' 15" W. 222.11 feet to a 14" maple; S. 68
40' 58" W. 200.93 feet to a 14" white oak; S. 89 22' 08" W. 196.53 feet to a 1/2" rebar,
found, and being a corner to a tract owned by West Virginia Land and Farm, LLC, thence

with the division line between Tract 2 and said West Virginia Land and Farm, LLC, N. 16° 07' 05" W., 459.66 feet to a 5/8" bolt with cap, set; thence continuing with said division line for part of the distance and with the division line between said West Virginia Land and Farm LLC and Tract 1 N. 29° 18' 42" E., 245.79 feet to a corner fence post, found, at the common corner of said Tract, West Virginia Land and Farm LLC and the above-mentioned tract owned by Mark Rosenberg; thence leaving West Virginia Land and Farm LLC an with the division line between Rosenberg and Tract 1 the following two (2) calls: N. 50° 44' 09" E. 763.79 feet to a fence post, found, N. 08° 06' 17" W., 165.03 feet to the point of BEGINNING, and containing 16.756 acres, more or less, as surveyed by Eastern Surveying, Inc., and shown on a plat entitled PLAT SHOWING BOUNDARY SURVEY OF A 16.756 ACRE TRACT BEING TRACT 1 AND PART OF TRACT 2 OWNED BY JOHN H. SANDERS & LYNN M. SANDERS, SITUATED ON CHESTNUT MOUNTAIN AT BROOKS, GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WEST VIRGINIA, SCALE: 1" = 200'", dated July 6, 2005.

AND BEING a part of the same property conveyed unto John H. Sanders and Lynn M. Sanders, his wife, by deed of record in the Office of the Clerk of the County Court of Summers County, West Virginia in Deed Book 187 at page 314.

AND FURTHER BEING the remainder of the property owned by John H. Sanders and Lynn M. Sanders on Chestnut Mountain, at Brooks, in the Green Sulphur District, Summers County, West Virginia.

THIS DEED is made and accepted subject to all reservations, restrictions, covenants, easements or rights of way which may be of record in the chain of title to said real estate except for any pertaining to race, color or creed.

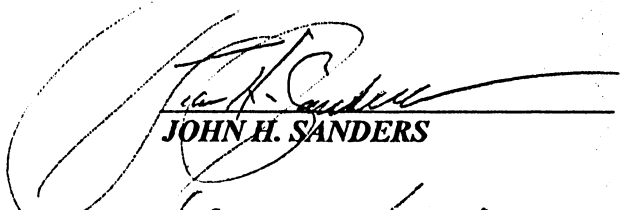
The parties do hereby declare as follows:

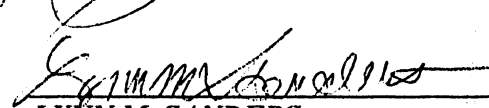
1. The new owners of the real estate are John H. Sanders and Lynn M. Sanders and their address is HC 74 Box 284, Hinton, West Virginia 25951.
2. The real estate conveyed by this document is taxed as Tax Map 27, Parcels 19, (the remainder thereof).

TO HAVE AND TO HOLD, unto the parties of the second part, with right of survivorship, their heirs, successors and assigns forever, in fee simple absolute.

DECLARATION OF CONSIDERATION: Under penalty of fine and imprisonment as provided by law, the undersigned hereby declare that the consideration given for the real estate herein conveyed by this document is **LOVE AND AFFECTION between the parties, the parties hereto being one and the same, just consolidation of the last tract owned, and is therefore STAMP TAX EXEMPT.**

WITNESS the following signatures and seals:


JOHN H. SANDERS

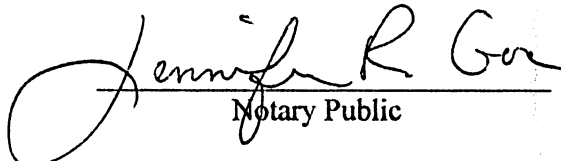

LYNN M. SANDERS

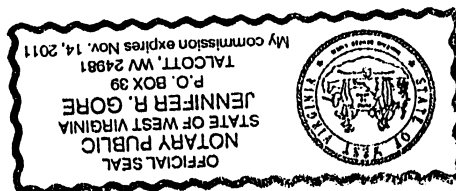
STATE OF WEST VIRGINIA

COUNTY OF SUMMERS, to-wit:

The foregoing instrument was acknowledged before me on this the 14th day of September, 2005, by JOHN H. SANDERS and LYNN M. SANDERS, his wife.

My commission expires: 11-14-2011.

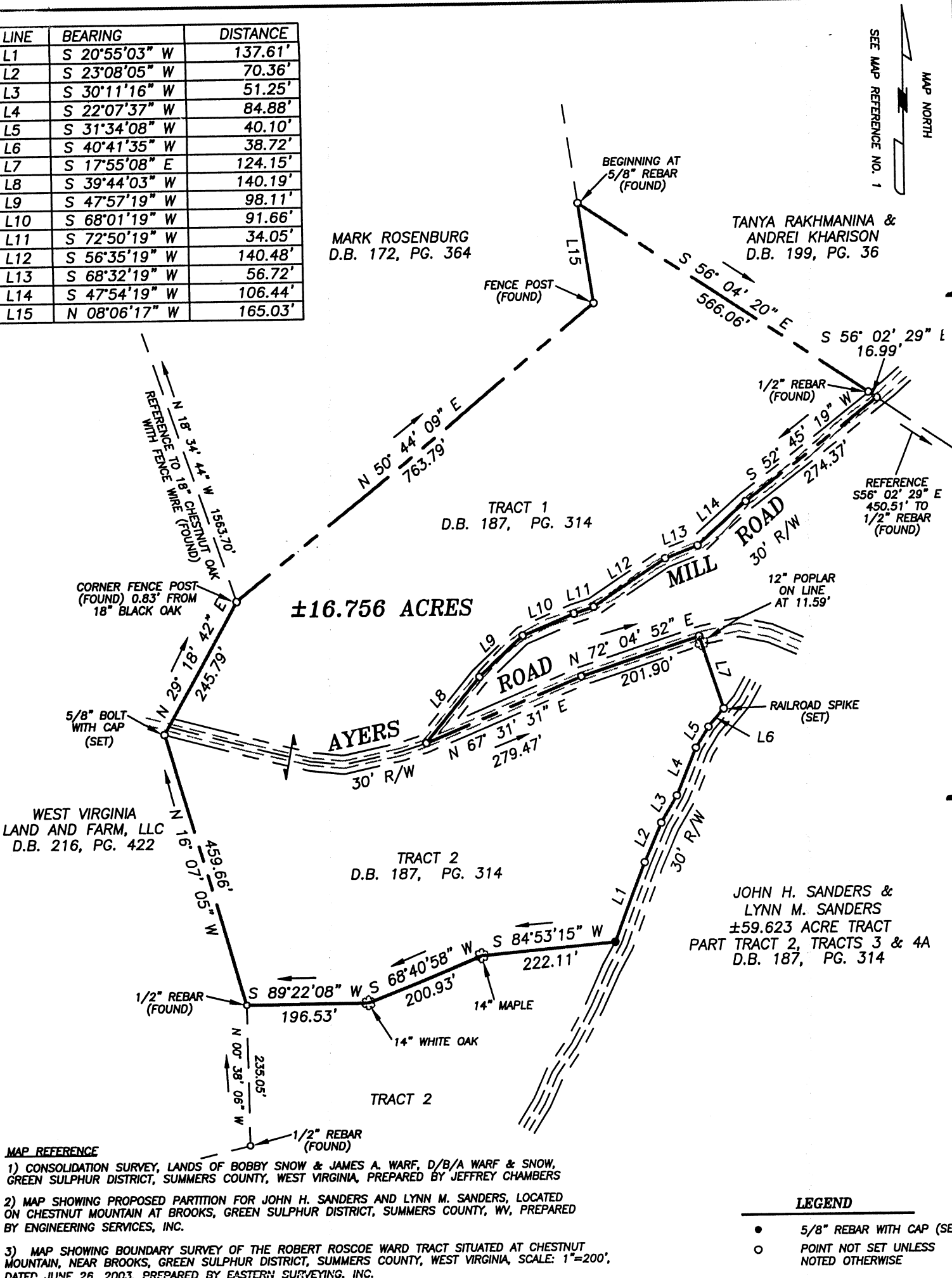

Notary Public



Prepared by:
MANN & MANN
Attorneys at Law
P.O. Box 1416
Hinton, WV 25951
Deeds#29.Sanders.Deed

*This Deed Prepared without the benefit
of a Title Search!!*

LINE	BEARING	DISTANCE
L1	S 20°55'03" W	137.61'
L2	S 23°08'05" W	70.36'
L3	S 30°11'16" W	51.25'
L4	S 22°07'37" W	84.88'
L5	S 31°34'08" W	40.10'
L6	S 40°41'35" W	38.72'
L7	S 17°55'08" E	124.15'
L8	S 39°44'03" W	140.19'
L9	S 47°57'19" W	98.11'
L10	S 68°01'19" W	91.66'
L11	S 72°50'19" W	34.05'
L12	S 56°35'19" W	140.48'
L13	S 68°32'19" W	56.72'
L14	S 47°54'19" W	106.44'
L15	N 08°06'17" W	165.03'



MAP REFERENCE

1) CONSOLIDATION SURVEY, LANDS OF BOBBY SNOW & JAMES A. WARF, D/B/A WARF & SNOW, GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WEST VIRGINIA, PREPARED BY JEFFREY CHAMBERS

2) MAP SHOWING PROPOSED PARTITION FOR JOHN H. SANDERS AND LYNN M. SANDERS, LOCATED ON CHESTNUT MOUNTAIN AT BROOKS, GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WV, PREPARED BY ENGINEERING SERVICES, INC.

3) MAP SHOWING BOUNDARY SURVEY OF THE ROBERT ROSCOE WARD TRACT SITUATED AT CHESTNUT MOUNTAIN, NEAR BROOKS, GREEN SULPHUR DISTRICT, SUMMERS COUNTY, WEST VIRGINIA, SCALE: 1"=200', DATED JUNE 26, 2003, PREPARED BY EASTERN SURVEYING, INC.

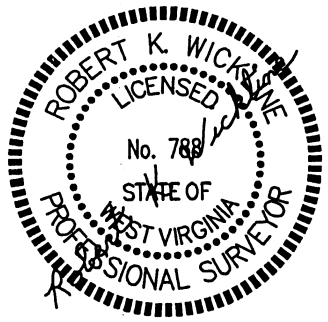
LEGEND	
●	5/8" REBAR WITH CAP (SET)
○	POINT NOT SET UNLESS NOTED OTHERWISE

PLAT SHOWING
BOUNDARY SURVEY OF A ±16.756 ACRE TRACT
BEING TRACT 1 AND PART OF TRACT 2
OWNED BY JOHN H. SANDERS & LYNN M. SANDERS

SITUATED ON CHESTNUT MOUNTAIN AT BROOKS
GREEN SULPHUR DISTRICT, SUMMERS COUNTY
WEST VIRGINIA

SCALE: 1" = 200'

JOB #	102-04-6
F.B./PAGE	77
DATE	JULY 6, 2005
DRAWN BY	LM



PREPARED BY:
EASTERN SURVEYING, INC.
P.O. BOX 1152, 431 S. FAYETTE ST.
BECKLEY, WEST VIRGINIA
PHONE: (304) 255-0256

REFER TO:
TAX MAP 27,
P/O PARCEL 19