

Rel. 5-10-95  
Betty McNeer  
HC 65 Box MC  
Forest Hill  
WV 24985

365

82300

THIS DEED, made and entered into on this the 22<sup>nd</sup> day of April, 1995, by and between WANDA McNEER BENNETT and A. L. BENNETT, her husband; ERMA McNEER GRIMMETT and T. E. GRIMMETT, her husband; and IRIS M. McNEER, single, parties of the first part, grantors, and BETTY JO McNEER, party of the second part, grantee.

WHEREAS, the parties of the first part heretofore conveyed unto the party of the second part a one (1) acre tract by deed dated September 23, 1994, and recorded in the Office of the Clerk of the County Court of Summers County, WV, in Deed Book 181 at page 223; and

WHEREAS, a new survey has been prepared showing the said one (1) acre tract and showing an additional .230 acre tract adjoining the one (1) acre; and

WHEREAS, the parties of the first part wish to convey unto the said party of the second part the additional .230 acre; and

WHEREAS, the new description of said property describes the one (1) acre tract and the .230 acre as one tract;

NOW, THEREFORE, WITNESSETH:

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 for other good and valuable consideration, the receipt of all of which is acknowledged by the parties of the first part, the said parties of the first part, grantors, do hereby grant, bargain, sell and convey with covenants of GENERAL WARRANTY of title, unto the party of the second part, grantee, all of their right, title and interest in and to that certain lot, tract or parcel of land, together with all improvements thereon and easements and appurtenances thereto belonging, situate in Forest Hill District, Summers County, West Virginia, and being more particularly described as follows:

BEGINNING on a rebar set on the easterly right of way of State Rt. 12, being a corner to Wayne Dillon, thence with the R/W N 22-03-08 E 155.74 feet to a rebar set on the R/W; thence through the land of the E. L. McNeer Estate, S 33-47-47 E 349.29 feet to a rebar set; thence, S 36-19-30 W 95.84 feet to a rebar set and is an original corner of the 1.00 acre parcel, (DB 181/223); thence leaving the said 1.00 acre parcel, S 56-48-00 W 143.43 feet to a rebar set in the fence on the line of the aforesaid Wayne Dillon; thence with the said Dillon and the fence, N 8-36-24 W 71.00 feet to a rebar set in the fence and is a corner of a 0.326 acre parcel to be acquired by Betty McNeer from the said Dillon; thence continuing with Dillon and the fence, N 9-14-42 W 208.45 feet to a fence post; thence, N 51-05-05 W 40.95 feet to the beginning. Containing 1.230 acres, more or less, surveyed by James E. Wentz and shown on a map attached hereto and asked to be taken and read as part of the description thereof.

AND BEING the same property conveyed unto Betty Jo McNeer, from Wanda McNeer Bennett, et als, by deed dated the 23rd day of September, 1994, and recorded in the Office of the Clerk of the County Court of Summers County, West Virginia, in Deed Book 181 at page 223.

AND BEING a part of the land conveyed unto E. L. McNeer from J. P. McNeer and Lura M. McNeer, his wife, by deed dated the 22nd day of October, 1944, and recorded in said Clerk's office in Deed Book 88 at page 415.

AND BEING a part of the same property that descended, upon the death intestate of E. L. McNeer, June 25, 1967, unto Wanda McNeer Bennett, Erma McNeer Grimmatt, Iris McNeer, Alfred H. McNeer and Blanche McNeer, E. L. McNeer's wife, who died in September, 1985.

AND BEING a part of the same property an interest in which was devised unto Betty Jo McNeer from Alfred H. McNeer by will probated June 1, 1993, and recorded in said Clerk's office in Deed Book 13 at page 649.

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.

TO HAVE AND TO HOLD unto the party of the second part, her heirs, assigns, and successors forever in fee simple absolute.

DECLARATION OF CONSIDERATION OR VALUE: Under penalty of fine and imprisonment as provided by law, the undersigned hereby declare that the total consideration given for the real estate herein transferred, and to which deed this certificate is appended is ONE HUNDRED AND NO/100 DOLLARS (\$100.00).

WITNESS the following signatures and seals:

Wanda McNeer Bennett (SEAL)  
WANDA MCNEER BENNETT

FILED

'95 MAY 4 PM 2 16

SUMMERS CO. CLERK  
HINTON, WEST VA.

A. L. Bennett (SEAL)  
A. L. BENNETT

Erma McNeer Grimm (SEAL)  
ERMA MCNEER GRIMMETT

T. E. Grimm (SEAL)  
T. E. GRIMMETT

Irish M. McNeer (SEAL)  
IRIS M. MCNEER

STATE OF WEST VIRGINIA

COUNTY OF Summers, to-wit:

I, Amy L. Mann, a Notary Public within and for the County and State aforesaid, do hereby certify that WANDA MCNEER BENNETT and A. L. BENNETT, her husband; ERMA MCNEER GRIMMETT and T. E. GRIMMETT, her husband; and IRIS M. MCNEER, single, whose names are signed to the foregoing document, have this day personally appeared before me and acknowledged this to be their voluntary act and deed.

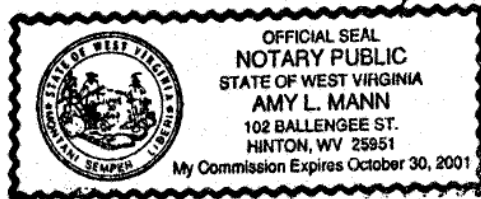
Given under my hand on this the 22nd day of April, 1995.

My commission expires on October 30, 2001.

Amy L. Mann  
NOTARY PUBLIC

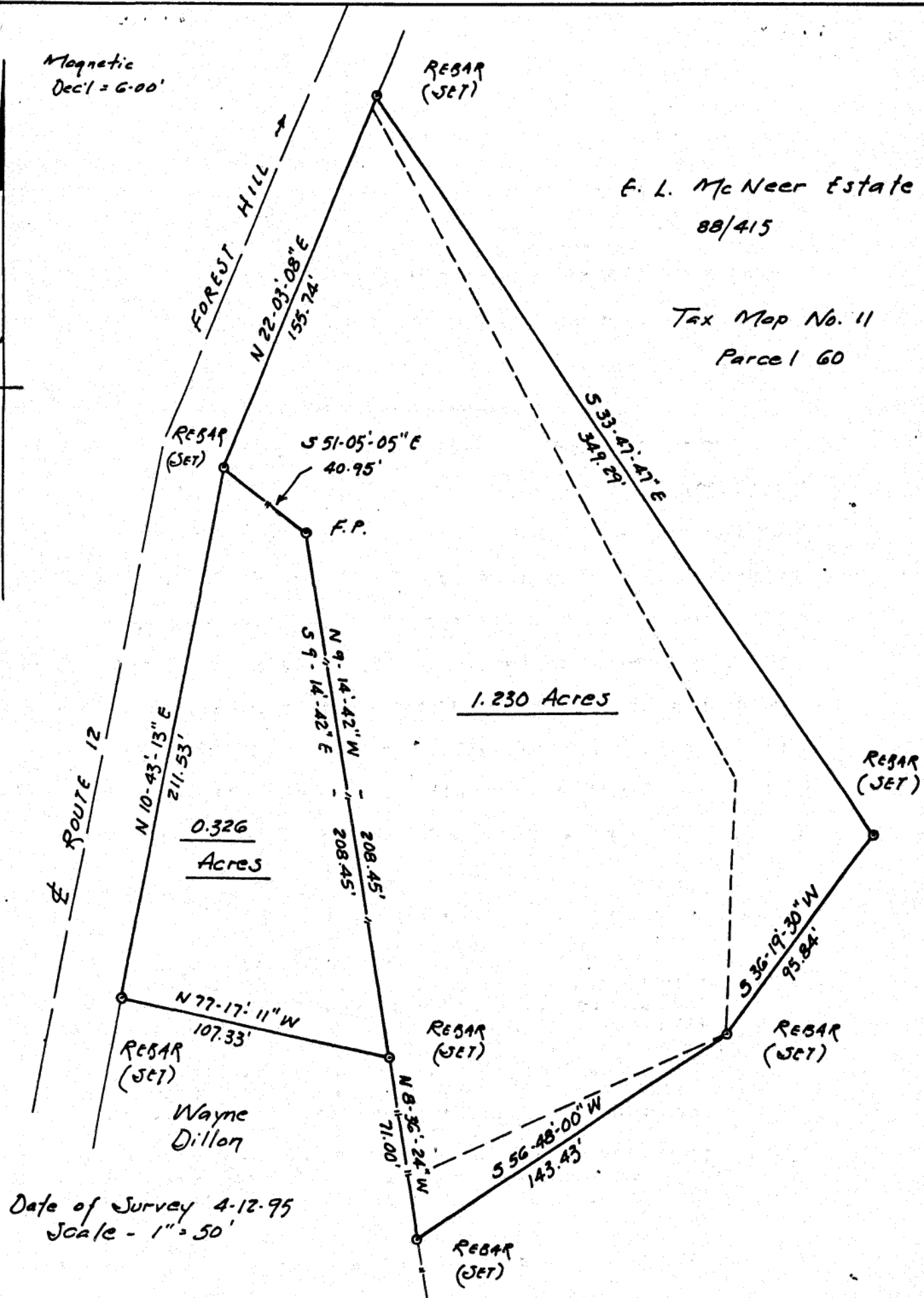
Prepared by:

PERRY E. MANN  
Attorney at Law  
P. O. Box 1416  
Hinton, WV 25951  
No Title Search



State of W. Va.  
Office of the Clerk of the County Commission  
Summers County, MAY 4 1995  
The foregoing instrument of writing, with certificate of acknowledgement thereon, was this day presented in said office and admitted to Record.  
Clerk Rachel J. Adkins

Magnetic  
Dec'l = 6.00'



### Map Showing

Revised & expanded survey for Betty Jo McNeer, being in part the same land acquired by deed of record in Deed Book 181, Page 223, & additional land as shown hereon. Also a parcel containing 0.32 acres be conveyed by Wayne Dillon to Betty Jo McNeer. Situated in Forest Hill District, Summers County, West Virginia.

James E. Wentz, P.S.

Vol. 47