

Fee \$5.50 Return to: Vernon W. Baker

JUL 14 2000

THIS DEED, Made and entered into this 11th day of July, 2000, by and between VERNON W. BAKER and E. MARIE BAKER, husband and wife, parties of the first part, and V. DAVID BAKER, DOUGLAS A. BAKER, BARRY D. BAKER, and DEANNA B. NEWKIRK, brothers and sister, or the survivor of them, parties of the second part;

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, receipt of which is hereby acknowledged, and further in consideration of the natural love and affection borne by the parties of the first part for the parties of the second part, the parties of the first part do hereby GRANT and CONVEY, with covenants of GENERAL WARRANTY of title, unto the parties of the second part, as joint tenants, but in the event of the death of any of the parties of the second part, then the whole of the premises hereby conveyed unto the survivors or survivor of them, all of that certain tract or parcel of real estate, together with the buildings and improvements located thereon and the easements and appurtenances thereunto belonging, situate on the south side of the Brush Road, S.L.S. No. 30, in Lewisburg District, Greenbrier County, West Virginia, which real estate, according to survey made in June, 2000, by N. Eugene Kelley, P.S., and designated Lot 1, as shown upon a map or plat thereof dated July 10, 2000, which is attached to and made a part hereof, is more particularly bounded and described as follows:

"Beginning at a 1/2" re-bar set in the southern right-of-way of West Virginia State Local Service Route No. 30, a corner to Lewisburg Lodge No. 1758 Benevolent and Protective Order of Elks of the United States of America; thence leaving Lewisburg Lodge No. 1758 and with the meanders of the road N 83°44'45" E 27.36 feet; thence N 69°39'05" E 66.48 feet; thence N 65°17'21" E 217.53 feet; thence N 61°48'32" E 112.14 feet; thence N 56°42'15" E 126.30 feet; thence N 57°54'55" E 145.31 feet; thence N 69°27'07" E 48.85 feet; thence N 78°26'09" E 37.48 feet; thence S 88°21'27" E 63.38 feet; thence S 67°37'16" E 40.43 feet; thence S 42°26'24" E 110.02 feet; thence S 52°05'08" E 77.02 feet; thence S 62°50'14" E 26.52 feet to a 1/2" re-bar set, a corner to Lot 2; thence leaving Route No. 30 and with Lot 2 through the property of Baker S 26°08'00" W 427.07 feet to a 1/2" re-bar set in the northeastern boundary line of Lewisburg Lodge No. 1758 Benevolent and Protective Order of Elks of the United States of America; thence leaving Lot 2 and with Lewisburg Lodge No. 1758 N 75°24'20" W 793.95 feet (passing a 1/2" re-bar found at 595.68 feet) to the place of beginning, containing 6.051 acres, more or less."

The aforesaid real estate is a part of that which was conveyed to Vernon W. Baker by Maffie C. White and others, by deed dated October 28, 1955, of record in the Office of the Clerk of the County

Commission of Greenbrier County, West Virginia, in Deed Book No. 193 at page 411, is a part of the real estate in which Vernon W. Baker conveyed an undivided one-half (½) interest to E. Marie Baker by deed dated September 3, 1970, of record in the aforesaid Clerk's Office in Deed Book No. 258 at page 143, and is a part of the real estate conveyed to the parties of the first part by W. T. Reynolds and others by quitclaim deed dated April 22, 1996, of record in the aforesaid Clerk's Office in Deed Book No. 436 at page 486.

THIS DEED IS MADE SUBJECT to any easements, covenants, conditions, reservations, or restrictions contained in prior instruments of record pertaining to the real estate hereby conveyed.

TO HAVE AND TO HOLD unto the parties of the second part, as aforesaid, their heirs and assigns forever.

WITNESS the following signatures and seals:

Vernon W. Baker (SEAL)
Vernon W. Baker

E. Marie Baker (SEAL)
E. Marie Baker

STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER:

The foregoing instrument was acknowledged before me this 11th day of July, 2000, by VERNON W. BAKER and E. MARIE BAKER, husband and wife.



Richard E. Ford
Notary Public

DECLARATION OF CONSIDERATION OF VALUE

Under penalties of fine and imprisonment as provided by law, I hereby declare that the conveyance of real estate evidenced by the document to which this declaration is appended is exempt from the tax on the privilege of conveying real estate for the reason that the same is between parent and child, without consideration.

Given under my hand this 11 day of July, 2000.

Vernon W. Baker
Party presenting document for record

This instrument was prepared without benefit of title examination by The Ford Law Firm, 203 West Randolph Street, Lewisburg, West Virginia.

In the Clerk's Office of Greenbrier County Court 11th day of July 2000
This DEED was this day presented in the office aforesaid and thereupon, together with the Certificate thereto annexed, admitted to record.

Teste R. Dandy Morgan Clerk
By Rebecca A. Lightner Deputy

PLAT SHOWING THE PROPERTY OF

$N 69^{\circ} 26'$
 $N 78^{\circ} 26'$
 $E 33.38$
 $- 40.43$

8.801 ACRES

LEWISBURG DISTRICT

GREENBRIER COUNTY, WEST VIRGINIA
JULY 10, 2000
SCALE: 1"=150'

N. F. KELLEY SURVEYING CO.

14 W EDGAR AVENUE. SUITE 216

P. O. BOX 296

RONCEVERTE, WEST VIRGINIA

LOT 1

6.051 ACRES

PART OF

193/411 & 436/486

TAX MAP 19 PARCEL 47

LEWISBURG LODGE NO. 1758
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS OF THE UNITED
STATES OF AMERICA
231/207 TM 10 PAR 10

WV S.L.S.
RTE. NO. 30

FLOYD C. COFFMAN, JR.
351/813 TM 19 PAR 41

LOT 2
2.75 ACRES
PART OF
11 & 436/486 PARCEL 47

Eugene Kelley
N. Eugene Kelley, P.S. No. 4

N. Eugene Kelley, P.S. No. 443