

MAILED DELIVERED TO Pocahontas Mem
Hosp - 8th St - Marlinton WV
24954 DATE 9-12-1986

THIS DEED made and entered into this the 1st day of August, 1986, by and between GLENNA B. HAYES, widow, party of the first part, and The POCAHONTAS MEMORIAL HOSPITAL, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of SEVENTY-SEVEN THOUSAND DOLLARS (\$77,000.00), paid and to be paid as follows: Fifteen Thousand Four Hundred Dollars (\$15,400.00) down, and the remaining Sixty-One Thousand Six Hundred Dollars (\$61,600.00) to be witnessed by Four (4) negotiable promissory notes in the amount of Fifteen Thousand Four Hundred Dollars (\$15,400.00) each, with interest at Eight (8%) percent, to be paid in Four (4) annual payments, the first to become due on June 5, 1987, and a like payment to become due on June 5, 1988, 1989 and 1990, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby GRANT, SELL and CONVEY unto the party of the second part, with covenants of GENERAL WARRANTY, a tract of land in the Edray District, Pocahontas County, West Virginia, between the Town of Marlinton and the settlement of Buckeye, on U. S. Route 219 and on Secondary Route 219/21 and at the intersection of U. S. Route 219 and Secondary Route 219/5, more particularly described as follows:

Tract B: BEGINNING at a 1 inch iron pipe set on the right of way of U. S. Route 219, a corner to Tract A, thence leaving Tract A and with the right of way of U. S. Route 219 for the next 4 lines N 50-54-30 E 439.55 feet to a point on R/W, thence N 48-30-45 E 99.04 feet to a point on R/W, and in the center of Secondary Route 219/21, thence N 43-04-35 E 97.58 feet to a point on R/W, thence N 37-14-00 E 125.04 feet to a point on R/W, a corner to Luis Soriano, from which a 3/4 inch iron pipe bears N 54-43-45 W 3.00 feet, thence leaving U. S. Route 219 and with Luis Soriano and a fence line for part of a line S 54-43-45 E passing a 3/4 inch

iron pipe at 471.00 feet, a corner to Luis Soriano and Larry and Sheila Burns, continuing same course with Burns, in all 1475.38 feet to a 1 inch iron pipe set at a fence corner, a corner to Larry and Sheila Burns, from which a 6 inch Dogwood bears N 77 W 6.0 feet and a 6 inch Dogwood bears S 2 W 12.17 feet, thence leaving the fence line and with Larry and Sheila Burns for part of a line S 5-28-05 W passing a corner to Larry and Sheila Burns and Granison and Mary A. Eader at 292.88 feet, leaving Burns and with Eader, in all 751.47 feet to a 3/4 inch White Oak found, a corner to Granison and Mary A. Eader, from which a 6 inch Maple in a fence corner bears N 28-40 W 22.21 feet, thence with said Eader S 64-36-15 W 330.88 feet to a 3/4 inch iron pipe found in the remains of a White Oak stump, thence crossing Secondary Route 219/21 S 70-29-25 W 288.15 feet crossing Secondary Route 219/21 to a 3/4 inch iron pipe found on the right of way, a corner to T. Robert and Barbara E. Eader, from which an 8 inch Red Oak bears S 41 W 9.50 feet, thence leaving T. Robert and Barbara E. Eader and running with the West right of way of Secondary Route 219/21 for the next 7 lines N 74-24-15 W 58.59 feet to a point on R/W, thence N 53-40-30 W 53.79 feet to a point on R/W, thence N 40-56-15 W 58.45 feet to a point on R/W, thence N 30-47-25 W 179.34 feet to a point on R/W, thence N 39-49-25 W 61.97 feet to a point on R/W, thence N 45-08-20 W 76.16 feet to a point on R/W, thence N 35-16-50 W 46.69 feet to a 1 inch iron pipe set on the right of way of Secondary Route 219/21, from which a 12 inch Hickory bears S 69 W 10.42 feet and a 14 inch Red Maple bears N 77 W 12.00 feet, thence leaving Secondary Route 219/21 and continuing on with Tract A N 39-19-30 W 1214.35 feet to the point of beginning, containing 40.12 acres, more or less, as surveyed by William E. Dilley, L.L.S., of Dunmore, West Virginia, in June, 1986, and as shown on a plat and attached hereto and made a part of this description.

And being a part of the same tract or parcel of real estate, containing Two Hundred Seventy (270) acres, which was conveyed unto the party of the first part by the Last Will and Testament of Eloise Barns, which said Will bears date the 12th day of October, 1957, and is of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, in Will Book 17 at page 422.

The party of the first part EXCEPTS and RESERVES the right, at her option, to receive all of said money by giving the party of the second part Sixty (60) days written notice.

The party of the second part is GRANTED the right to anticipate the payment of this note.

The party of the first part further EXCEPTS and RESERVES a Vendor's Lien to secure the payment of the aforescribed notes.

DECLARATION OF CONSIDERATION OR VALUE:

The undersigned Grantor, under the penalties of fine and imprisonment as provided by law, does hereby declare that the total monetary consideration of this conveyance is the sum of SEVENTY-SEVEN THOUSAND DOLLARS (\$77,000.00)

WITNESS the following signature:

Glenna B. Hayes
GLENN A. B. HAYES

STATE OF WEST VIRGINIA,
COUNTY OF POCAHONTAS, to-wit:

I Berta Lee Lovelace a Notary Public in and for said County and State, do certify that GLENN A. B. HAYES, widow, whose name is signed to the foregoing instrument, bearing date the 1st day of August, 1986, has this day acknowledged same before me in said County and State.

Given under my hand, this the 9th day of September, 1986.

Berta Lee Lovelace
NOTARY PUBLIC

My Commission Expires:

May 13, 1990

The foregoing instrument was prepared in the Office of:

EUGENE M. SIMMONS
Attorney at Law
Pocahontas County Courthouse
Marlinton, West Virginia 24954

FILED

1988 SEP -9 PM 2:34

POCAHONTAS CO. CLERK
MARLINTON, WEST VA.

