

02-130-17

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THIS DEED, Made and Entered into this the 22nd day of May, 2001, by and between LARRY L. RIGGLEMAN, Grantor and Party of the First Part, and LARRY L. RIGGLEMAN and BRENDA L. RIGGLEMAN, Husband and Wife, Grantees and Parties of the Second Part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the Grantor does hereby Grant, Sell and Convey unto the Grantees, with Covenants of General Warranty of Title, as Joint Tenants with Full Rights of Survivorship, as hereinafter set forth, all that certain parcel of land in Beverly District, Randolph County, West Virginia, situated northerly of State Secondary Route 33 (Beverly-Circleville Road), on the westerly limits of Ward Lane, and the easterly corporate limits of the Town of Beverly, being more particularly described as follows:

BEGINNING at corner 1, the northeasterly corner of the original parcel, set a 5/8 inch rebar in the westerly limits of Ward Lane, common to William E. and Marguerite S. Runner; thence, in a southerly direction, common to the westerly limits of Ward Lane one line: S 04 09 W, 100.00 feet to corner 2, set a 5/8 inch rebar in the westerly limits of Ward Lane, common to Parcel No. 1, from which a 5/8 inch rebar set as a corner of the original parcel bears S 04 09 W, 142.00 feet as a reference; thence, through the original parcel, common to Parcel No. 1, one line: N 81 59 W, 91.61 feet to corner 3, set a 5/8 inch rebar, common to Parcel No. 1, common to Minerva Tibbs, from which a 5/8 inch rebar set as a corner of the original parcel bears S 15 24 W, 150.39 feet as a reference; thence in a northerly direction, with a line of the original parcel, common to Minerva Tibbs, one line: N 15 24 E, 100.00 feet to corner 4, set a 5/8 inch rebar at the northwesterly corner of the original parcel, common to Minerva Tibbs, common to William E. and Marguerite S. Runner; thence, in an easterly direction with a line of the original parcel, common to William E. and Marguerite S. Runner, one line: S 82 28 E 72.00 feet to corner 1, the place of beginning, containing approximately 8,129 square feet as surveyed by the West Augusta Company in July of 1982 and shown as Parcel 2 on a previous plat of survey.

Being the same property conveyed to one of the Grantors herein, LARRY L. RIGGLEMAN, from JOHN BURDETTE, III and WILMA LEE BURDETTE, his wife, by Deed dated the 31st day of January, 1992, and of record in the Office of the Clerk of the Randolph County Commission in Deed Book 417 at Page 230.

02-130-17.1

DUSTY ZERBACH THOMPSON
BRIAN ZERBACH THOMPSON
HOLD FOR PICK UP

Randolph County
Brenda Wiseman, Clerk
Instrument 2024000411
01/18/2024 @ 10:30:42 AM
DEED
Book 639 @ Page 207
Pages Recorded 4
Recording Cost \$ 52.00
Transfer Tax \$ 110.00

THIS DEED, made and entered into this 18th day of January, 2024, by and between LESLIE EDINGER, Grantor, and LARRY L. RIGGLEMAN and BRENDA L. RIGGLEMAN, Grantees.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor does hereby grant, sell and convey, with covenants of General Warranty of title, unto the Grantees, jointly, with full rights of survivorship and not as tenants in common, a parcel of land in Beverly District, Randolph County, West Virginia; situated on the northerly limits of State Secondary Route 33 (Beverly, Circleville Road) the westerly limits of Ward Lane, and the easterly corporate limits of the Town of Beverly, and being a part of the land conveyed to John and Wilma Burdette by Deed from John and Era H. Burdette, dated August 31, 1973, and recorded in Deed Book 284, at page 656, more particularly described as follows:

FIRST: Beginning at corner 1, the southeasterly corner of the original parcel, set a 5/8 inch rebar, common to the northerly limits of State Secondary Route 33, common to the westerly limits of Ward Lane, from which a fire hydrant bears N83 degree 38W 34.43 feet and a water meter box bears N69 degree 15W 20.53 feet as references.

THENCE; in a westerly direction, common to the northerly limits of State Secondary Route 33, one line: