

# 760127708

THIS DEED, made this 25th day of July, 1977, by and between JAMIE M. STINSON and CHARLES L. STINSON, her husband, parties of the first part, and JACK H. PACK and SUE A. PACK, his wife, parties of the second part.

W I T N E S S E T H :

That for and in consideration for the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, sell and convey unto the said parties of the second part, with covenants of GENERAL WARRANTY OF TITLE and freedom from encumbrances, all of those four tracts or parcels of real estate in East River District, Mercer County, West Virginia, which said tracts are adjoining and are more particularly bounded and described as follows:

TRACT 1: "Beginning at a double chestnut oak corner to John W. Meadows and James W. Worley thence leaving Worley and with Meadows S. 79 E 970 feet to a stone between a hickory and white oak sapling near a hollow S. 54 E. 521 feet to a stone at the forks of the hollow thence up the hollow S. 22 W. 333 feet to a stone on a line between Demaris Hobbs and J. W. Meadows thence with said line S. 55 1/2 W. 370 feet to a stone between a sugartree and buckeye sprouts original corner thence leaving and running with Robertson S. 72 W 1100 feet to a White oak corner to Same and a tract of 5 acres deeded to Cynthia P. Christie leaving the former and with the latter N 9 1/2 W. 137 feet to a hickory and dogwood S. 85 1/2 W 984 feet to a chestnut in the Stewart Survey passing the corner of the 5 acre Survey at 890 feet thence with the Stewart line corrected N. 13 W. 1670 feet cropping the Christie Spring Branch to a Stone 3 feet E of small black oak corner to R. H. Miller thence with Miller N. 49 1/2 E. 350 feet to a Stone by a Maple and beach pointers N. 60 1/2 E. 681 ft to a Stone Corner to Miller and Wm. Shannon, With Shannon leaving

Mailed to: Jack H. Pack, Rt. Box 413, Bluefield, W. Va. 24701 AUG 15 1977

Miller S. 34 E. 1210 feet to the Beginning containing 84 acres.' And also 'a strip of land between the 5 acre tract of land deeded to S. P. Christie and the Stewart line 96 feet Wide and 350 feet long adjoining the above tract of land and also the strip of land between J. D. Meadows land and the New Road commencing at a Mulbery corner to said Meadows and thence a West course one hundred and fifty feet passing a locust to a Stake at the edge of New Road thence a N. W. course 330 feet to a Station on a Bridge across a branch thence down the Branch 150 feet to J. D. Meadows land containing one half acre of land be the same more or less".

TRACT 2: "BEGINNING in a line of J. D. Meadows near the mouth of a big Branch on the South side of a mill pond, thence up the branch with said Meadows line to the Christie branch, a corner of J. W. Meadows land, thence up the branch with the same and with said J. W. Meadows line to mouth of a hollow at a road, thence with the road and with J. W. Meadows line to mouth of a hollow, thence with the hollow and with said J. W. Meadows line to top of a ridge and J. W. Worleys line, thencealong the ridge with said J. W. Worley line to a corner, at top of a knob, thence down a ridge with said Worleys line to the big Spring branch, thence down with said Worleys line to a Corner near where said branch flows into East River, thence along the South side of East River with the line of the Vance mill property to the BEGINNING. Containing some Fifty acres, the same boundary, be it more or less".

TRACT 3: "Beginning in a small hollow at a wagon road a corner to the R. E. Thornton Land N. 49 W. 1019 feet to a pine on a Ridge, then S. 58 W. 80 Rod to a Double Chestnut Oak on the west Side of a Ridge. A corner to a 84 acre Tract owned by J. D. Meadows. Then with the Line of Same S. 79 E. 970 feet to a Stone then S. 54 E. 521 feet to a Stone at the forks of a Hollow, thence S. 22 W 328 feet to a (Stone) in a Line of Damarris Hobbs Land. Then with same leaving the 84 acre Tract N 56 E 20 Rod to the Road, then with road in easterly direction (44 Rods) to the Beginning Corner containing 34 and 7/10ths acres be the same more or less".

And being the same three tracts or parcels of land conveyed unto Jamie M. Stinson by Aubrey Meadows, et al, by deed dated January 3, 1968, of record in the Office of the Clerk of the County Court of Mercer County, West Virginia,

in Deed Book No. 444, at Page 352.

"The South West line of three (3) tracts described by its' recent survey is as follows: The point of Beginning being the same point of beginning as that mentioned in Tract No. 3 thence with road S. 55° W. 313 feet, thence S. 36 3/4° W. 100 feet, thence S. 18 1/4° W. 185 feet, thence S. 11° E. 178 feet to a point in Demaris Hobbs or Robertson line, thence with this line S. 56° W. 330 feet to a point in said line thence with Robertson line S. 72° W. 1100 feet to a corner of a 5 acre tract Deeded to Cynthia Christie."

TRACT 4: "BEGINNING at mouth of the Big Spring Branch known as the Meadows Branch as South side of East River; thence East with East River to line of Christian Church Property; thence South with said line to the State Road; thence West with state Road to intersection of roads 30/1 and 30/2 and line of Jamie Stinson at Christie Hobbs Branch containing 1/4 acre more or less", and being the same identical parcel conveyed unto Jamie Stinson by John G. Arnold and Clara Arnold, his wife, by deed dated August 6, 1968, of record in said Clerk's Office in Deed Book No. 446, page 137.

The parties of the first part, as a part of the consideration for this conveyance do further grant and convey unto the parties of the second part, all of that certain parcel of real estate granted and conveyed unto them under that certain deed dated March 24, 1969, between Jamie L. Stinson and husband and M. O. Robertson, adjusting the boundary lines between their tracts or parcels of land, and this conveyance is made subject to the provisions of said deed, therein setforth and contained, reference to which is hereby made, and bounded and described as

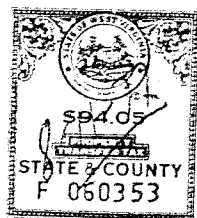
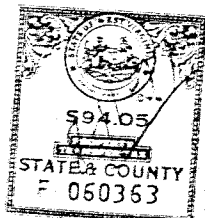
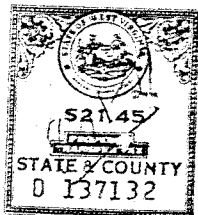
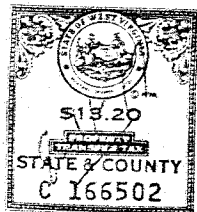
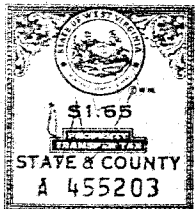
follows:

"BEGINNING at a point formed by the intersection of the Western terminus of the division line between the parties of the first part and the 5 acre tract owned by the party of the second part with the line of Parcel No. 4, which belongs to the party of the second part, and in what is known as the Stewart line described in the Christie deed; thence in Northern direction 25 3/5 poles to a point in Dickerson line; thence and with the Dickerson line in a western direction 96 feet to a point in the Stewart line as described in Meadows deed; thence in a Southern direction 25 3/5 poles to a point 96 feet West of the point of Beginning; thence and with the same in an Eastern direction 96 feet to the point of BEGINNING." And being the same parcel of land conveyed unto the parties of the first part by M. O. Robertson, unmarried, by the aforesaid Deed dated March 24, 1969, and recorded in said Clerks Office in Deed Book No. 451 at Page 4.

This conveyance includes all appurtenant rights and easement pertaining to the property above described, subject to all rights and easements heretofore made to other parties.

Under the penalties of fine and imprisonment as provided by law, the undersigned hereby declare that the total consideration for the property herein conveyed is \$68,000.00.

WITNESS the following signatures and seals.



Jamie M. Stinson (SEAL)  
Jamie M. Stinson

Charles L. Stinson (SEAL)  
Charles L. Stinson

*West Virginia*  
STATE OF ALABAMA  
*Mercer*  
COUNTY OF PIKE, to-wit:

I, the undersigned Notary Public, within and for the County and State aforesaid, do hereby certify that CHARLES L. STINSON, husband of JAMIE M. STINSON, whose name is signed to the foregoing writing bearing date the 25th day of July, 1977, has, this day, acknowledged the same before me in my said County and State.

Given under my hand this 8th day of August, 1977.  
My commission expires Nov. 15, 1986.

Deborah R. Francis  
Notary Public

(S E A L)

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

I, the undersigned Notary Public, within and for the County and State aforesaid, do hereby certify that JAMIE M. STINSON, wife of CHARLES L. STINSON, whose name is signed to the foregoing writing bearing date the 25th day of July, 1977, has, this day, acknowledged the same before me in my said County and State.

Given under my hand this 11 day of August, 1977.  
My commission expires June 2, 1987.

Ira M. Smith  
Notary Public

This instrument prepared by:

Ira M. Smith, Attorney at Law  
1605 North Walker Street  
Princeton, West Virginia 24740

WEST VIRGINIA;  
IN MERCER COUNTY COMMISSION CLERK'S OFFICE  
this AUG 11 1977 3:35 PM  
the foregoing writing was presented in said office and duly admitted to record therein.

Teste: Wesley D. Henry Clerk