

After recording, return to:

Mark A. Sadd
Lewis Glasser PLLC
300 Summers Street, Suite 700
Charleston, West Virginia 25301

Greenbrier county
Robin Loudermilk, Clerk
Instrument 279461
07/02/2020 @ 12:15:57 PM
DEED
Book 617 @ Page 59
Pages Recorded 4
Recording Cost \$ 26.00

THIS DEED is made and delivered this 2nd day of July, 2020, by and between:

JOHN PATRICK CASEY also known as John P. Casey,
party of the first part as Grantor;

and

TERENCE J. CASEY also known as Terence Joseph Casey,
party of the second part as Grantee;

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged, the party of the first part as Grantor does hereby GRANT and CONVEY unto the party of the second part as Grantee all of his right, title and interest in and to that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situate in Lewisburg Tax District, Greenbrier County, West Virginia, and more particularly described as follows:

BEGINNING at a point set, a steel spike in the center of a 30' wide right of way being a corner to Tract 2 and being a corner to Freddie M. Boone;
Thence with said Boone, S. 75°40' E. 1591.25 feet to a point found, a 5/8" steel rebar and cap being a corner to Lacey E. Oney;
Thence leave said Boone and with said Oney, S. 46°8' W. 274.02 feet to a point set, a 5/8" steel rebar and cap being a corner to Tract 7;
Thence leave said Oney and with said Tract 7, N. 80°29' W. 1005.29 feet to a 14" white oak;
Thence N. 80°29' W. 439.98 feet to a point set, a 5/8" steel rebar and cap;
Thence N. 80°29' W. 16.67 feet to a point set, a steel spike in the center of said 30' wide right of way being a corner to Tracts 3 & 4;

Thence leave said Tract 7 and with said centerline and said Tract 3 the following several courses and distances: N. 35°33' E. 37.29 feet;

Thence N. 15°01' E. 33.02 feet;

Thence N. 08°53' W. 61.97 feet;

Thence N. 21°37' E. 125.81 feet;

Thence N. 15°20' E. 61.90 feet to a point set, a steel spike being a corner to said Tract 2;

Thence leave said Tract 3 and with said Tract 2, N. 18°47' E. 44.17 feet to the place of BEGINNING.

Said tract being Tract 8, containing 10.20 acres of land more or less, as shown and designated on a map entitled "18CASEY-FAMILY" and dated November 15, 2018, and as surveyed by Jeffery J. Chambers, PS, and duly of record in the Office of the County Clerk of Greenbrier County, West Virginia, in Map Book 7, Page 95, and being part of that tract of land conveyed to Bobbie Lee Casey by a deed, in the office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book 529, at page 72; and being the same property conveyed by a deed from Timothy A. Casey as Executor of the Last Will and Testament of Bobbie Lee Shamblin Casey to John Patrick Casey also known as John P. Casey, dated May 20, 2020, and recorded in the Clerk's office in Deed Book 615, at page 874, reference to which latter deed is hereby made for a further description of the real property conveyed hereby;

The above described tract of land is conveyed together with and subject to the following right-of-way and reservation:

(1) A 30-foot-wide right-of-way as shown on said above-referenced map, entitled "18 CASEY-FAMILY", crossing Tract 1 and bounding Tracts 2-5 on the east and Tracts 6-8 on the west, for ingress and egress for any owner, and invitee thereof, of a tract set forth on such map;

(2) A 90-foot-wide right-of-way, consisting of the (1) first 30' wide right-of-way as shown on said above-referenced map for ingress and egress, and consisting of another two 30-foot-wide rights-of-way, one extending eastwards and another westwards from the (1) first 30-foot-wide right-of-way, such 90-foot-wide right-of-way being for utilities, including but not limited to electric power transmission lines, cable, and water lines, to any and all tracts set forth on said map, a utility right-of-way which may be exercised by, or granted to any utility by, or

both exercised and granted, by any owner of a tract set forth on said map, provided that no utility may obstruct ingress and egress over the (1) first 30-foot-wide right-of-way; and

(3) A 30-foot-wide right-of-way as shown on said above-referenced map, forming the dividing line of Tracts 1 and 2, and extending 15 feet onto each such tracts, for utilities, including but not limited to electric power transmission lines and water lines, to any and all tracts set forth on such map, which may be exercised by, or granted to any utility by, or both exercised and granted, by any owner of a tract set forth on such map.

This conveyance is further made SUBJECT to any and all easements, rights of way, reservations, exceptions, covenants, conditions and restrictions affecting title to the property hereby conveyed that are evidenced by instruments recorded in the Clerk's office; provided, however, that any such covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is hereby deleted to the extent such covenant, condition or restriction violates 42 USC § 3604(c).

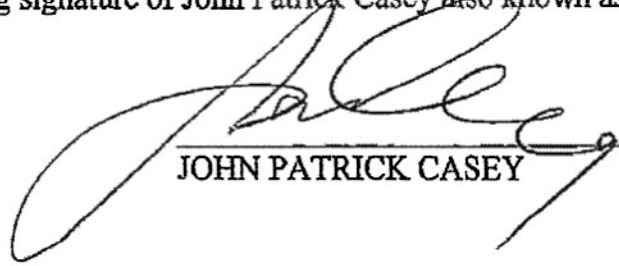
This conveyance is further made SUBJECT to the lien for *ad valorem* real property taxes for the year 2020, which taxes shall be prorated between the parties hereto on a calendar year basis as of the date of delivery of this Deed and assumed by the Grantee, as well as the lien for real property taxes for all subsequent years.

Subject to the foregoing, the party of the first part hereby WARRANTS SPECIALLY the title to the real property hereby conveyed.

DECLARATION OF CONSIDERATION OR VALUE: The party of the second party hereby declares that the total consideration paid for the real property transferred by this deed is less than \$100.00.

DECLARATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF WEST VIRGINIA REAL ESTATE: The party of the first part hereby claims exemption from the tax withholding requirements of West Virginia Code § 11-21-71b because they are residents of the State of West Virginia.

WITNESS the following signature of John Patrick Casey also known as John P. Casey:

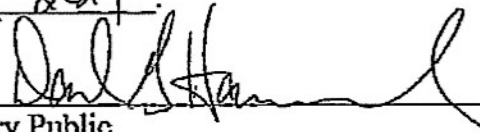


JOHN PATRICK CASEY

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

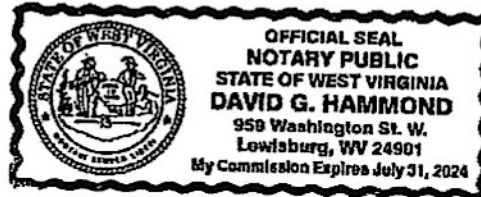
The foregoing deed was acknowledged before me this 2nd day of July, 2020, by JOHN PATRICK CASEY also known as John P. Casey.

My commission expires: July 31, 2024



Notary Public

[Affix notary seal]



This deed was prepared by:

Mark A. Sadd
Lewis Glasser PLLC
300 Summers Street, Suite 700
Charleston, West Virginia 25301

Neither Mark A. Sadd nor the law firm of Lewis Glasser PLLC, by the preparation of this deed, makes any representation or warranty with respect to the extent or quality of title to the real property conveyed by this deed.