

State of West Virginia, County of Brooke to-wit:

I K. C. Brashear Clerk of the County Court of said County, do certify that the foregoing writing bearing date on the 19 day of June 1912, with the certificate of acknowledgment thereto annexed, was presented for, and by me duly admitted to record in my office in my said county, as to the parties therein named, this 9th day of November 1912; at 9 o'clock A. M.

Tests:

K. C. Brashear

Clerk.

3739

THIS DEED, Made the 30th day of October in the year of our Lord one thousand nine hundred and twelve between Geo. W. Russell and Annie A. Russell his wife of the City of Wellsburg, Brooke County, West Virginia, Parties of the first part and John G. Thomas, party of the second part,

WITNESSETH: That in consideration of the sum of Twenty-five Hundred Dollars, the receipt of which is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part the following described property, that is to say:

All of two certain tracts of land situate in Cross Creek District, Brooke County, West Virginia; The first of said tracts of land being a part of what was formerly known as "Geo. Cox" farm and is bounded and described as follows, to wit; Beginning at a white oak tree on line of lands of Thomas Brady, thence with said Brady's line South $89\frac{1}{4}^{\circ}$ West 7.7 poles to a stake, thence South 5° East 34.9 poles to a post, thence North $70\frac{1}{4}^{\circ}$ East 29.35 poles to a stake, thence South $85\frac{1}{2}^{\circ}$ East 38 poles to a stake in line of land conveyed by H. G. Lazpar et ux., to Wm. Schwartz, thence with said Schwartz's line North $4\frac{1}{2}^{\circ}$ East 28.6 poles to the place of beginning and containing Twelve (12) Acres more or less and being the same land as conveyed to the said Geo. W. Russell by deed of Josiah Thomas et ux., and appearing of record in the office of the Clerk of the County Court of Brooke County, West Virginia by Deed Book number 26, page 532 of the records of said county. There is also granted as appurtenant to the afore mentioned tract the right-of-way along the South side of the above described tract of land to the county road known as the River Road. Said right-of-way being 20 feet in width and is more particularly described and set forth in the above mentioned deed to which reference is hereby made.

The second tract hereby conveyed is bounded and described as follows, to wit; Beginning at a post corner to lands of Thomas Brady, thence with land of said Thomas Brady South $89\frac{1}{4}^{\circ}$ West 35.5 poles to a large white oak, thence North with line of said Geo. W. Russell or the afore mentioned tract, South $4\frac{1}{2}^{\circ}$ West 28.6 poles to a post, thence North with said Russell's line North $85\frac{1}{2}^{\circ}$ West 29.3 poles to a post in a small ravine East of the spring, thence down said ravine South $30\frac{1}{2}^{\circ}$ West 5 poles to a post at the junction of the two branches of the said ravine, thence down the meanders of the run, and with the same 36 poles to a marked beech on the bank of said run at the junction with a larger run, thence up the North bank of the run last mentioned and 45 feet there-from North $54\frac{1}{2}^{\circ}$ East 2.3 poles, thence South 82° East 4.8 poles, thence North $65\frac{1}{2}^{\circ}$ East 6 poles, thence South $23\frac{3}{4}^{\circ}$ East 2.6 poles, thence North 81° East 13.8 poles, thence North 51° East 15.7 poles, thence North $29\frac{1}{4}^{\circ}$ East 6.2 poles to a post, thence South $63\frac{3}{4}^{\circ}$ East

34.9 poles
Brannan
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34.9 poles to a post in the original Cox line, and line of James Brannan, thence with said Brannan's line North $2\frac{3}{4}^{\circ}$ East 69.5 poles to the place of beginning and containing twenty (20) Acres of land more or less and is the same property which was conveyed to the said Geo. W. Russell by deed of W. H. Tarr et ux., bearing date the 1st day of April 1890, and recorded in Deed Book number 34, page 354 of the records of Brooke County, West Virginia to which reference is hereby made. There is also further conveyed by the said Geo. W. Russell and Anna A. Russell, grantors herein, to the said grantee John C. Thomas all the coal, oil and gas together with all rights and privileges underlying a Two and one-half ($2\frac{1}{2}$) Acre tract as sold off the first above mentioned tract by the said grantors herein to John C. Campbell and which is here in after mentioned and also all the coal, oil and gas underlying the public road and right-of-way heretofore granted by the said Geo W. Russell and wife to Joseph Isinghood and which is also further mentioned.

There is however excepted from the above tracts herein conveyed a certain parcel of land containing approximately Two and one-half ($2\frac{1}{2}$) Acres as conveyed by the said grantors herein to John C. Campbell by their deed bearing date the 15th day of April, 1912 and appearing of record in Deed Book number 40, page 395 of the deed records of Brooke County, West Virginia to which reference is hereby given for a more particular description of said parcel.

There is also reserved a right-of-way hereby granted by the said grantees under an agreement executed by them on the 22nd day of April, 1912 to Joseph Isinghood and appearing of record in Deed Book number 40, page 389 to which for a more complete description of said right-of-way reference is hereby given.

And the said Geo. W. Russell and Annie A. Russell his wife hereby covenant with the said party of the second part that they will warrant generally the property hereby conveyed.

Witness the following signatures and seals:

Geo W. Russell (Seal)

Annie A. Russell (Seal)

STATE OF WEST VIRGINIA, COUNTY OF BROOKE, to wit;

I, C. B. Reeves, a Notary Public of the said county of Brooke do certify that Geo. W. Russell and Annie A. Russell his wife, whose names are signed to the writing above bearing date the 30th day of October, 1912, have this day acknowledged the same before me in my said county.

Given under my hand this 30th day of October, 1912.

C. B. Reeves

NOTARY PUBLIC.

My commission expires Dec. 2nd, 1919.

State of West Virginia, County of Brooke, to-wit:

I, K. C. Brashear Clerk of the County Court of said County, do certify that the foregoing writing bearing date on the 30th day of October 1912, with the certificate of acknowledgment thereto, was presented for and by me duly admitted to record in my office in my said county as to the parties therein named, this 9th day of November 1912, at 1:30 o'clock P. M.

Teste:

K. C. Brashear

Clerk.