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THIS DEED, Made this 27th day of October, 1987, by and between G. Charles Hughes and Paul T. Camilletti, Special Commissioners, parties of the first part, and Paul N. Buzzard and Joann Buzzard, his wife, parties of the second part.

WHEREAS, the said G. Charles Hughes and Paul T. Camilletti, Special Commissioners, pursuant to the authority vested in them by Order of the Circuit Court of Marshall County, West Virginia, made on the 21st day of August, 1987, and entered on the 28th day of September, 1987, in Civil Action No. 86-C-168 W, therein pending, in which Paul N. Buzzard and Joann Buzzard, his wife, Donald G. Buzzard and Lenora Buzzard, his wife, and Charles E. Buzzard and Georgia Buzzard, his wife, were plaintiffs, and Guy L. Buzzard and Marie Geraldine Buzzard, his wife, Jack R. Buzzard and Alice Jo Buzzard, his wife, were defendants, did cry and sell the real estate hereinafter mentioned and conveyed at public sale at the front door of the Courthouse in Moundsville, Marshall County, West Virginia, on the 22nd day of October, 1987, according to the terms and conditions required by said Order, at which public sale the said Paul N. Buzzard and Joann Buzzard, his wife, were the highest bidders therefor and became the purchasers thereof for the sum and purchase price of One Hundred Twenty-Six Thousand Dollars (\$126,000.00) which sum and purchase price has been paid in full, and

WHEREAS, by subsequent Order made in said civil action on the 9th day of November, 1987, and entered on the 9th day of November, 1987, said sale was ratified, approved and confirmed and the Special Commissioners were authorized and directed to make, execute and deliver to the said Paul N. Buzzard and Joann Buzzard, his wife, as joint tenants with the right of survivorship, with coven-

ants of SPECIAL WARRANTY, an apt and sufficient deed conveying said tracts or parcels of real estate which are hereinafter described, and

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, the said G. Charles Hughes and Paul T. Camilletti, Special Commissioners, parties of the first part, do hereby grant and convey unto the said Paul N. Buzzard and Joann Buzzard, his wife, parties of the second part, as joint tenants with the right of survivorship, and with covenants of SPECIAL WARRANTY, the following tracts or parcels of real estate situate in Liberty District, Marshall County, West Virginia, and being more particularly bounded and described as follows, to-wit:

FIRST PARCEL: A certain tract of land situated in Liberty District, Marshall County, West Virginia, adjoining lands of heirs of Reason Yeater, deceased, et al, and being more particularly bounded and described as follows, to-wit:

Beginning at a stake in middle of public road; thence South 63° 30' West 48.48 rods to a stake; thence South 50° West 40 rods to a stake; thence North 30° 28' West 66.43 rods to a stone; thence North 53° 15' East 46.45 rods to a sugar; thence North 25° 38' West 30.24 rods to a stone; thence North 39° 20' East 33.61 rods to a stake; thence North 26° 30' East 28 rods to a stump; thence North 32° 55' East 5.6 rods to a sycamore stump thence North 31° 34' East 18.41 rods to a point in middle of Fish Creek; thence up said creek North 84° 3' East 70.13 rods to an Elm; thence South 37° East 3 rods; thence South 50° 12' East 29.01 rods; thence South 16° 48' East 38.85 rods; thence South 24° 29' West 40.49

road; thence South $57^{\circ} 41'$ West 38.24 rods; thence South $2^{\circ} 45'$ West 26.56 rods, more or less, to a point in middle of said creek which point is in a line North $63^{\circ} 30'$ East of the beginning corner; thence South $63^{\circ} 30'$ West 12 rods, more or less, to the place of beginning, containing one hundred and twenty (120) acres, more or less.

SECOND PARCEL: A certain tract or parcel of land situate in Liberty District, Marshall County, West Virginia, bounded and described as follows, to-wit:

Beginning at sugar tree; thence running North $13^{\circ} 11'$ West 66 feet in twin dogwood root; thence North $30^{\circ} 26'$ West 557 feet to a stake exactly in the center of road; thence North $58^{\circ} 43'$ East 660 feet to a stake in the exact center of the road; thence North $63^{\circ} 9'$ East 800 feet to a stake in the junction of the road; thence South $0^{\circ} 54'$ West 570 feet up the Greenfield Ridge road; thence South $15^{\circ} 57'$ West 357 feet to a stake; thence South $58^{\circ} 57'$ West 525 feet to a stake in road; thence South $81^{\circ} 25'$ West 429 feet to the beginning, containing twenty-one and sixty-five hundredths (21.65) acres, more or less.

Being the same tracts or parcels of real estate conveyed to Lamont Buzzard, aka Thomas L. Buzzard, by Lloyd Arnold and Martin Brown, Special Commissioners, by deed dated the 28th day of September, 1931, and of record in the office of the Clerk of the County Court of Marshall County, West Virginia, in Deed Book 195, at page 142. The said Lamont Buzzard, aka Thomas L. Buzzard, died a resident of Marshall County, West Virginia, on September 17, 1968, testate, and by his last will and testament, of record in the aforesaid Clerk's office in Will Book 29, at page 531, he conveyed said real estate to his wife, Bessie Gertrude Buzzard, for life, and in remainder to his five children, namely,

Paul N. Buzzard, Donald G. Buzzard, Charles E. Buzzard, Guy
h. Buzzard and Jack R. Buzzard, in equal shares,

There is excepted and reserved from the above described
tracts or parcels of real estate all the coal within and under-
lying said tracts or parcels of real estate sold and conveyed
to J. V. Thompson by D. A. Fair, et ux, by deeds dated the 8th
day of October, 1906, and of record in the aforesaid Clerk's
office in Deed Book 120, at page 143, and the 8th day of October,
1906, and of record in the aforesaid Clerk's office in Deed
Book 120, at page 145.

There is also excepted and reserved from the above des-
cribed tracts or parcels of real estate all the oil, gas,
coal and other minerals within and underlying said tracts or
parcels not heretofore sold and conveyed, together with the
right to explore, mine and operate for any and all of said
minerals, and with the right to lease the said lands for
the purpose of drilling, mining and taking out the coal, the
oil and the gas that may be within and that may underlie the
said lands, together with all the rights and privileges neces-
sary and useful in the mining and removing of the said coal.

There is excepted and reserved from the above described
parcels, the following lots or parcels of real estate conveyed
by Lamont Buzzard, et ux, to-wit: (1) by deed dated Jan-
uary 11, 1955, and of record in Deed Book 304, at page 409,
containing 0.982 acres, more or less, (2) by deed dated November
7, 1959, and of record in Deed Book 340, at page 549, contain-
ing 0.957 acres, more or less, (3) by deed dated August 16,
1961, and of record in Deed Book 352, at page 282, contain-
ing 0.31 acres, more or less, and (4) by deed dated April 13,
1953, and of record in Deed Book 290, at page 46, containing
4.60 acres, more or less.

There is further excepted and reserved unto Guy L. Buzzard, his heirs, successors and assigns, a right-of-way or easement, ten (10) feet in width (the same to extend five (5) feet on each side of the existing waterline hereinafter mentioned), over, across and through the most southerly parcel of the aforesaid two parcels of real estate, said southerly parcel currently containing approximately twenty (20) acres, more or less, together with the right and privilege to repair, replace, maintain, and remove that certain waterline, spring housing and reservoir, as the same are presently located and situate, on said southerly parcel of real estate, and which present waterline extends from the existing spring and reservoir situate in the southeasterly corner or section of said southerly parcel of real estate to the current residence of the said Guy L. Buzzard, at or near the roadway which abuts a portion of the northerly boundary of said southerly parcel of real estate.

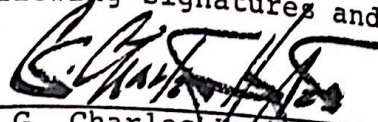
This conveyance is, however, subject to the exceptions, reservations, covenants, conditions, restrictions and easements, if any, granted by or acquired from the parties of the first part and their predecessors in title to said land.

The said parties of the first part, in compliance with with West Virginia Hazardous Waste Management Act, hereby disclose that they have not used, and to the best of their knowledge, the property or the subsurface of the property hereby conveyed, was not used for the storage, treatment, or disposal of hazardous wastes, within the meaning of said act.

Special Commissioners hereby declare that the total consideration paid for the property hereby conveyed is \$126,000.00.



Witness the following signatures and seals:



G. Charles Hughes, Special Commissioner (SEAL)



Paul T. Camilletti, Special Commissioner (SEAL)

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

The foregoing instrument was acknowledged before me
this 16th day of November, 1987, by G. Charles
Hughes and Paul T. Camilletti, Special Commissioners.

My commission expires August 8, 1988



Notary Public of, in and for
the county and state aforesaid

This instrument prepared by
G. Charles Hughes, L.C.

536 487 312

STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

District Liberty

County Marshall

Tax Map No. (a) 17-38; 17-03

Grantor's Name G. Charles Hughes, Special Commissioner, and Paul T. Camille, Special Commissioner

Grantee's Name Paul N. Buzzard and Joann Buzzard, his wife

Most Recent Previous Deed Book No. 195 Page No. 142

Grantor's Source of Title: (If not by "Previous Deed" referenced above)
R. D. #5, Box 629, Cameron, WV 26033

Mailing Address of the new owner: _____

Consideration: Value (a) Real Estate \$ 126,000.00 (b) Other Valuable Goods/Services: N/A
(If applicable)

Estate(s) Transferred: N/A (Examples: Fee, Surface, Mineral, Coal, etc.)

Financing Arrangements Materially Affecting Consideration: Yes _____ No X

If "Yes," use Appropriate Word or Phrase to Describe: _____

To be completed by Clerk:
Stamp Fee Paid \$ 3.25 Date Recorded 11-22-87

New Deed Book No.: 536 Page No.: 312

Name of Person Who Prepared this Document E. K. H.

Pink Copy - Tax Commissioner's Copy
White Copy - Assessor's Copy
Canary Copy - Sheriff's Copy

STATE OF WEST VIRGINIA, MARSHALL COUNTY, SCT.:

I, NORMA GLOVER SINE, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the 27th day of October, 1987, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 25th day of November, 1987 at 2:43 o'clock P.M.

TESTE: Norma Glover Sine Clerk

CPS 10N 2-87