

STATE OF OHIO, COUNTY OF JEFFERSON, to-wit:

I, Robert L. Dunn, a Notary Public of, in and for Jefferson County, Ohio, do certify that Louis Beltrame and Mercia T. Beltrame, his wife, whose names are signed to the writing above bearing date the 28th day of October, 1947, have this day acknowledged the same before me in my said County.

Given under my hand this 28 day of November 1947.

Robert L. Dunn
Notary Public as aforesaid

My commission expires:

Dec. 9 1948.



STATE OF WEST VIRGINIA, COUNTY OF BROOKE, TO-WIT:

The foregoing paper writing was this day, December 4, 1947, at 11:46 AM, presented for record in my office, and thereupon, together with the certificate thereto annexed, is admitted to record.

Teste: George Scott, Clerk,
County Court of Brooke County

15819

THIS DEED, MADE this 28th day of November, 1947, by and between SERAFINO ROMAGNOLIA and MARY ROMAGNOLIA, his wife, Grantors, and hereinafter known and designated as parties of the first part, and the K & P CONSTRUCTION COMPANY, a corporation, Grantee, and hereinafter known and designated as party of the second part;

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant unto the party of the second part, the following described property, that is to say:

Four certain tracts or parcels of land, situate in Cross Creek District, Brooke County, West Virginia:

The first three parcels being same conveyed to Kelly L. Virden by Deed of Mrs. Kate J. Brennan, et al, bearing date March 28, 1918, and recorded in Deed Book 47, page 245, in the office of the Clerk of the County Court of Brooke County, West Virginia, to which Deed reference is here made, said property being therein described as follows:

"Three certain tracts or parcels of land, except as hereinafter reserved situate in Cross Creek District, Brooke County, W. Va., the first of said tracts or parcels of land being the same conveyed to said Kate J. Brennan by Deed of Thomas Brady, bearing date May 20, 1882, and now of record in Deed Book 24, page 510, of the county records of said county of Brooke in which said deed, said land is described substantially as follows: The following described property, situate in said District and bounded and described as follows: Beginning at a post and corner of said Brady and Kate B. Lazear thence North 87 $\frac{1}{2}$ degrees East 15.7 poles to a post on the old line of the Brady farm, thence South 48-3/4 degrees East to a point on said line, so as to make Twenty-five acres, with the following additional lines, said division line to be South 3 $\frac{1}{2}$ degrees East to the line on the south side of the "Cowley" tract of land and in Wm. L. Miller's line, thence with said Miller's line North 66 degrees West to a stone corner at the run; thence with the meanders of the run thirty-two and eight-tenths poles to a water beech; thence with the line of land of said Kate B. Lazear, North 109.2 poles to the beginning, containing Twenty-five acres.

The second of said tracts or parcels of land situated in said district, county and state, adjoining the tract of land above described, was conveyed to Joseph J. Brennan and Thomas J. Brennan by deed of James Brennan and wife on the 10th day of May, 1909, with other lands which deed is now of record in Deed Book No. 38, page 249, of said Brooke County records, wherein said property is described substantially as follows: A certain tract of land containing five acres more or

less, which was conveyed to the said James Brennan by one Thomas Brady, being all of the remaining portion of the land conveyed by said Brady in said deed, and which was not conveyed by said James Brennan and wife to Joseph Speidel and W. E. Hicks by deed dated January 30, 1904, which latter deed is now of record in Deed Book 34, page 308, of the deed records of said county.

The third of said tracts of land hereinbefore mentioned and hereby conveyed is described in Deed to James Brennan and in deed of James Brennan and wife to Joseph J. Brennan and Thomas J. Brennan, above referred to as follows: BEGINNING at a point in the Lazearsville and Fowlerstown road, corner to lands of E. R. Loy, now F. J. Morton, thence S. 54 $\frac{1}{2}$ 5' E. 520 feet to a point in said road; thence S. 75 $\frac{1}{2}$ 19' E. 140.65 feet to a point in said road; thence North 80 $\frac{1}{2}$ 22' E. 135 feet to a point in said road and corner to land owned by Clara S. Nicholson now Brinker; thence by lands of said Brinker S. 27 $\frac{1}{2}$ 30' W. 717.23 feet to corner of lands of said Brinker and land formerly owned by James Brennan; thence by lands formerly of said Brennan, North 47 $\frac{1}{2}$ 23' W. 880 feet to other lands of said Loy, now Morton; thence by the same, North 38 $\frac{1}{2}$ 50' E. 460 feet to the place of beginning, containing 9.92 acres.

The fourth tract of land being a parcel conveyed to Kelly Virden by Deed of John G. Thomas and wife bearing date May 19, 1919, recorded in Deed Book 48, page 365, of the deed records of Brooke County, in which Deed the said property is described as follows: "A piece or parcel of land situate in Cross Creek District, Brooke County, West Virginia, and more particularly described as follows: BEGINNING at a post in a lane running through the lands of John G. Thomas, one of the grantors herein, said post being S 4 $\frac{1}{2}$ 30' W. 28.6 perches from the Brady line and S. 85 $\frac{1}{2}$ 30' E. 38 perches from a post in said lane; thence in a southerly direction S 4 $\frac{1}{2}$ 30' W. 345.3 feet to a post; thence in a northerly direction N. 55 $\frac{1}{2}$ 15' W. 556.5 feet to a post in the original Cox line; thence in a southerly direction S 12 $\frac{1}{2}$ 10' W. 755.7 feet to a post; thence in a northerly direction N. 81 $\frac{1}{2}$ 55' E. 184.98 feet to a post; thence in a northerly direction N. 58 $\frac{1}{2}$ 21' E. 84.2 feet to a post; thence in a northerly direction N. 70 $\frac{1}{2}$ 37' E. 107.1 feet to a post; thence in a southerly direction S 85 $\frac{1}{2}$ 23' E. 236.7 feet to the point of beginning, containing seven and fourth tenth (7.4) acres, more or less.

There is hereby reserved from the above parcel the vein of coal underlying the lands herein described known as the shaft vein of coal which is below the bed of the Ohio River.

There is also reserved from this conveyance a right of way of the width of twenty-feet of said lands on the north side thereof to the Fowlerstown road, said right of way being along the following courses from the point or post wherein the description of the lands herein conveyed begins: to-wit: S. $85^{\circ} 23' E.$ _____, N. $70^{\circ} 37' E.$ _____, N. $58^{\circ} 21' E.$ _____.

There is also granted to said party of the second part a right of way twenty feet in width over and along the road now being used, leading from the lands herein conveyed to the Fowlerstown road, this right of way being the continuation of the right-of-way reserved from the lands hereby conveyed to the said Fowlerstown road.".

Excepting however from this entire conveyance a certain parcel that has already been conveyed by the Grantors herein to Everett West and Carrie M. West, his wife, by Deed dated February 29, 1944, and recorded in the office of the Clerk of the County Court of Brooke County, West Virginia, in Deed Book 77, page 47. The parcel of land already conveyed away in said Deed is herein described as follows:

" All that certain piece or parcel of land, situate in Cross Creek District, Brooke County, West Virginia, more particularly described as follows: BEGINNING at a stake in the line of Charles Thomas, said stake being N. $55^{\circ} 15' E.$ 44.16 feet from a corner post; thence N. $9^{\circ} 40' E.$ 275.03 feet along lands of Sam Romagnoli to a stake on the south side of a road leading to the Romagnoli farm house; thence along the south side of said road, N. $30^{\circ} 40' W.$ 174.80 feet to a stake; thence with other land of Romagnoli N. $33^{\circ} 18' W.$ 214.32 feet to a stake in the south side of said roadway, then along the south side of roadway S. $86^{\circ} 50' W.$ 70.0 feet; then N. $75^{\circ} 56' W.$ 220.60 feet to a post in the line of Guy Levitt land; thence with the lands of Guy Levitt, S. $4^{\circ} 30' E.$ 360.80 feet to a stake in the line of Charles Thomas; thence with the lands of Charles Thomas S. $55^{\circ} 15' E.$ 512.34 feet to the beginning, containing 4.33 acres.

This being the same property that was conveyed to Serafino Romagnoli one of the grantors herein by Deed of Kelly L. Virden and Mary Virden, his wife, dated the 16th day of May, 1922, and recorded in the office of the Clerk of the County Court of Brooke County, West Virginia, in Deed Book 51, page 523.

And the parties of the first part covenant with the party of the second part that they will warrant generally the property hereby conveyed.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:



Serafino Romagnoli (SEAL)

Mary (+) Romagnoli (SEAL)
mark

Witnesses to mark:

1. *Albert Romagnoli*

2. *Carl Cantreco*

3. *Anthony Filberto*



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

I, Ruth Russell, a Notary Public in and for the County and State aforesaid, do hereby certify that Serafino Romagnolia and Mary Romagnolia, his wife, whose names are signed to the writing above, bearing date the 28th day of November, 1947, have this day acknowledged the same before me in my said County.

Given under my hand this 28th day of November, 1947.

Ruth Russell
Notary Public

My commission expires:

October 11, 1953.

STATE OF WEST VIRGINIA, COUNTY OF BROOKE, TO-WIT:
The foregoing paper writing was this day December 4, 1947, at 1:39 PM, presented for record in my office, and thereupon, together with the certificate thereto annexed, is admitted to record.

Teste: George Scott, Clerk,
County Court of Brooke County.

15820

THIS DEED Made this third day of December, in the year of our Lord one thousand nine hundred forty-seven (1947), between TERESA BOFFO and ALEXANDER BOFFO, her husband, parties of the first part, and ELOISE BOFFO, party of the second part, all of Brooke County, West Virginia.

WITNESSETH: That in consideration of the sum of ten dollars and other good and valuable consideration to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, subject to the exceptions, reservations, covenants and provisions hereinafter contained, mentioned or referred to, the following described property, that is to say: