

THIS DEED, Made and entered into this 17th day of October, 2013, by and between HARRIET M. SNEDEGAR DANCY, widow, party of the first part, and JUDY A. PENDRY and CARL A. SNEDEGAR, as tenants in common, parties of the second part;

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the parties of the second part to the party of the first part, and for other good and valuable consideration, receipt of all of which is hereby acknowledged, the party of the first part does hereby GRANT and CONVEY unto the parties of the second part, as tenants in common, with covenants of GENERAL WARRANTY of title, all of that certain tract or parcel of real estate, together with the buildings and improvements located thereon and the easements and appurtenances thereunto belonging, situate, lying and being in the G.S. Alderson Addition to the Town of Alderson, in Blue Sulphur Tax District, Southeastern Magisterial District, Greenbrier County, West Virginia, being designated as Lot Number 27 of said Addition, and more particularly bounded and described as follows:

LOT NUMBER 27:

"Sometimes known as the B.P. Pennington Lot, more particularly bounded and described as follows: "Beginning at a stake on South Street corner to the Kirtner Lot (Lot No. 26) on South Street; thence leaving the said Street and with the said Kirtner Lot S 74-12 E 161 feet to a stake, corner to the said Lot No. 26 and corner on line of the alley; thence leaving the said Kirtner lot and with the alley N 21-09 E 60.2 feet to a stake corner on line of the said alley and also corner to the Perry lot (Lot No. 28); thence leaving the alley and with said Lot No. 28 N 74-01 W 166.6 feet to a stake, corner to Lot No. 28 and on line of said South Street; thence leaving the former and with the latter; thence S 15-49 W 60.5 feet to the place of BEGINNING, containing thirty-six and two tenths (36-2/10) square rods, more or less."

The aforesaid real estate is the same as that conveyed to the party of the first part by Jesse O. Guills, Jr., and Karen F. Guills, his wife, by deed dated April 16, 1987, of record in the Office of the Clerk of the County Commission of Greenbrier County, West Virginia, in Deed Book No. 380 at page 269.

THE PARTY OF THE FIRST PART does hereby RESERVE A LIFE ESTATE in and to the real estate hereby conveyed for and during the term of her natural life.

THIS CONVEYANCE IS MADE SUBJECT to all reservations, restrictions and limitations which are contained in prior instruments of record relating to the real estate hereby conveyed.

TO HAVE AND TO HOLD unto the parties of the second part, their heirs and assigns forever.

DECLARATION OF CONSIDERATION OF VALUE AND CERTIFICATION OF RESIDENCY

Under penalties of fine and imprisonment as provided by law, I hereby declare the total consideration paid for the real estate conveyed by the document to which this declaration is appended is \$0.00, as it is a transfer from parent to children.

Under penalties of perjury, I certify that I am a West Virginia resident.

WITNESS the following signature and seal:

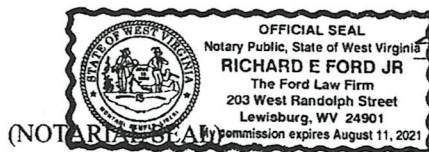
 (SEAL)
HARRIET M. SNEDEGAR DANCY

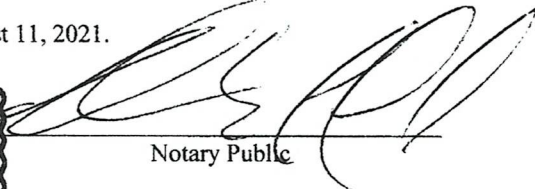
STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER:

The foregoing instrument was acknowledged before me this 17th day of October, 2013, by HARRIET M. SNEDEGAR DANCY.

My commission expires August 11, 2021.




Notary Public

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, TITLE REPORT, TITLE CERTIFICATE, OR TITLE INSURANCE COMMITMENT AND NEITHER THE PREPARER NOR THE FORD LAW FIRM BY THE PREPARATION OF THIS INSTRUMENT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, REPRESENTATIONS, OR AFFIRMATIONS OF ANY KIND, NATURE, OR CHARACTER, INCLUDING, WITHOUT LIMITATION, WARRANTIES, REPRESENTATIONS, OR AFFIRMATIONS RELATING TO THE QUALITY OF TITLE, THE NATURE OF TITLE, POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, THE CONDITION OF THE PROPERTY, ACCESS TO THE PROPERTY, OR THE CAPACITY OF ANY OF THE GRANTORS TO GRANT OR CONVEY TITLE. NEITHER THE PREPARER NOR THE FORD LAW FIRM SERVED AS SETTLEMENT AGENT AND IS NOT THE REAL ESTATE REPORTING PERSON FOR PURPOSES OF WEST VIRGINIA CODE SECTION 11-21-71B.

J:\S:\sect\Misc\WV\KCC\N\FD\Dec16 2013\FM Dancy in Penalty & Sneedgar.wpd