

BEGINNING at a sycamore, now gone, which was formerly in a line between George Bond and Tobias Moore, on the North bank and near the road of the right hand fork of Short Run; thence S. 22 W. 14-3/4 poles to a sugar tree; thence S. 17-1/2 W. 12 poles to a stone; thence S 32 W, 30 poles to a rock, in the edge of Short Run; thence S 45 W. 12-1/2 poles to a mulberry; thence S. 35 W. 18 poles to a sugar tree; then S. 15 W. 5 poles to a sugar tree and stone; thence N. 60 W. 22 poles to a black oak; thence South 70 poles to a white oak; thence N. 48 W. 218 poles to a white oak; thence S. 72 E. 152 poles to a buckeye; thence S. 60 E. 28 poles to a sugar tree, now a stone in the Caldwell line; thence North with his line 14-3/4 poles to a stone; thence S. 79 E. 14-1/2 poles to a buckeye by a drain; thence S. 43 E. 16 poles to a stone; thence S. 53 E. 28 poles to a maple; thence S. 61 E. 10-1/2 poles to the beginning.

The said tract of land herein described is composed of two contiguous tracts of land, the second of which tracts is bounded as follows: to-wit:

BEGINNING at a stone in place of a sugar tree, gone; thence North 17-3/4 to a stone at road; thence N. 72-1/2 W. 10-2/5 poles to a stone; thence S. 23 W. 14 poles to a stone; thence S. 60 E. 16 poles to the beginning, deducting, however, from the boundary of the first above described tract of land, two tracts of land conveyed by Robert Doak and wife to Samuel Devore, during their life time, which tracts of land are now owned by B. F. Montgomery, E.L. Duty and C. B. Spencer, and another tract of land conveyed by the other heirs of Robert Doak, deceased, to Emerson Doak, the Deeds for all of which are of record in the office of the Clerk of the County Commission of Tyler County, West Virginia, to which Deed reference is here made.

The said tracts of land herein granted contain One Hundred Twenty-three (123) acres, more or less.

BEING the same property conveyed to the Grantors herein by deed of Glen Ash and Barbara Ash, hid wife, dated the 5<sup>th</sup> day of October 1995, and of record In the Office of the Clerk of the County Commission of Tyler County, West Virginia, in Deed Book 312, at Page 243.

There is EXCEPTED and RESERVED from the boundaries of the above-described property, a tract containing 3.567 acres, more or less, which was conveyed by Glen Ash and Barbara Ash, his wife, to Ronald Hurst and Frances Hurst by Deed dated the 17<sup>th</sup> day of June, 1991, and of record in the Office of the Clerk of the County Commission of Tyler County, West Virginia, in Deed Book 290 at page 616, and which property is more particularly described as follows:

BEGINNING at a point in the center of Route 56/2, at or near the northeast corner of a tract of R. Hurst; thence two calls with the road S. 70-06E 169.27 feet to a point; thence S55-47E 92.31 feet to a point; thence S32-59W 347.48 feet, passing a 5/8" steel road at 17.00 feet, to a 5/8" steel rod to a point; thence S 45-45W 146.76 feet to a 5/8" steel rod to a point; thence N53-50W 469.51 feet to a point in a line of said R. Hurst tract, from which a 5/8" steel rod is N53-50W 7.68 feet; thence three calls with said Hurst tract; N62-00E 210.58 feet to a point; thence S59-00E 156.75 feet to a 24" buckeye; thence N28-00E 239.50 feet to the beginning, containing 3.567 acres, more or less, as shown on the plat of survey of the subject property of record in the office of the Clerk of the County Commission of Tyler County, West Virginia, in Deed Book 290 at page 618.

The Grantors do further grant, assign and convey unto the said Grantees:

- (1) Any right which they may have to receive free gas under any gas lease for the property conveyed herein; and,
- (2) All of their right, title and interest, as successors in title to Robert Doak, to right-of-way retained by Robert Doak, et ux, in a conveyance made by them to Samuel Devore.