

Given under my hand this 11th day of June, 1964.

Nick Karnell by
Edmund B. Karnell, atty
 Nick Karnell (Grantor)

Grace Karnell by
Edmund B. Karnell, atty
 Grace Karnell (Grantor)

Address: #1 Pine Lane, Bethlehem
 Wheeling, West Virginia

West Virginia, Ohio County, Sct:

I, Raymond J. Falland, Clerk of the County Court of said County do certify that the foregoing writing, bearing the date on the 27th day of May 1964 with the Certificate of Acknowledgement thereto, was presented for and by me admitted to record in my office as to the parties therein named this 11 day of June 1964 at 11:43 A.M.

Teste:

Raymond J. Falland. Clerk

THIS DEED, Made this 27th day of May, 1964, by and between ROSALIE HELEN KUPCHAK, Party of the First Part, GRANTOR, and GRACE KARNELL, Party of the Second Part, GRANTEE.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, the receipt of which is hereby acknowledged, the said Party of the First Part does grant and convey unto the said Party of the Second Part the following lot or parcel of land situate between Stackyard Road and Stackyard Run, City of Wheeling, Ohio County, West Virginia, and being more particularly bounded and described as follows:

Given under my hand this 11th day of June, 1964.

Nick Karnell by
Edmund Bernardelli, atty
 Nick Karnell (Grantor)

Grace Karnell by
Edmund Bernardelli, atty
 Grace Karnell (Grantor)

Address: #1 Pine Lane, Bethlehem
 Wheeling, West Virginia

West Virginia, Ohio County, Sct:

I, Raymond J. Falland, Clerk of the County Court of said County do certify that the foregoing writing, bearing the date on the 27th day of May 1964 with the Certificate of Acknowledgement thereto, was presented for and by me admitted to record in my office as to the parties therein named this 11 day of June 1964 at 11:43 A.M.

Teste:

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Raymond J. Falland. Clerk

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WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, the receipt of which is hereby acknowledged, the said Party of the First Part does grant and convey unto the said Party of the Second Part the following lot or parcel of land situate between Stackyard Road and Stackyard Run, City of Wheeling, Ohio County, West Virginia, and being more particularly bounded and described as follows:

- PARCEL NO. I

Beginning at a stake in the westerly line of Stackyard Road, at its intersection with the division line between Lots Number 4 and 5, as shown on the unrecorded plat, now or formerly in possession of J. N. Caneden and W. P. Hubbard, Executors, of E. S. Thompson's estate (a copy of said plat being on file in the office of Stegman & Schellhase, Inc.), said beginning stake being located from a point in the westerly line of Joan Street, at its intersection with the division line between Lots Number 5 and 6, as shown on the Plat of the First Addition to Steenrod, Section "I", said Plat being recorded in the office of the Clerk of the County Court of Ohio County, West Virginia, in Plat Book 1, at Page 81, the following two (2) bearings and distances: N. 01° 00' E. 15 and 89/100 feet to a point; thence S. 80° 48' E. 108 and 39/100 feet to said beginning stake; thence from said beginning stake and with said division line between Lots Number 4 and 5, as shown on said unrecorded plat, N. 80° 48' W. 55 and 39/100 feet to a point in the easterly side of Stackyard Run; thence with same N. 02° 37' W. 51 and 3/100 feet to a point in the division line between said Lot Number 5 and Lot Number 6, as shown on said unrecorded plat; thence with said last mentioned division line S. 80° 48' E. 64 and 45/100 feet to a stake in said westerly line of Stackyard Road; thence with same S. 07° 36' W. 50 feet to the place of beginning, as the same was surveyed by Stegman & Schellhase, Inc., Civil Engineers and Surveyors.

There is also granted to the party of the second part hereto, the Right of Way or easement conveyed to J. Hilton and wife, by Martha E. Sage by Deed dated December 11, 1906 and recorded in said County Clerk's office in Deed Book 124, at Page 52.

There is also granted to the party of the second part hereto, all of the property rights which were conveyed to John Hamm by Lafayette Graner and Anna Graner, his wife, by Deed dated August 1, 1925 and recorded in said County Clerk's office in Deed Book 202, at page 65, said rights pertain to Stackyard Run and the ground between Stackyard Run and Joan Street.

Being the same property which was conveyed to Rosalie Helen Kupchak by Nick Karnell and Grace Karnell, his wife, by deed dated the 27th day of May, 1964, and recorded in the office of the County Clerk of Ohio County, West Virginia, in Deed Book , at page .

PARCEL NO. II

A certain parcel of land situated in Ohio County, West Virginia, North of the National Road and lying between Stackyard Run on the West and Stackyard Road on the East, being Lot numbered Six (6) as designated on an unrecorded plat in possession of L. S. Thompson and W. P. Hubbard, Executors of the Will of Elizabeth S. Thompson, deceased, and bounded and described as follows:

Beginning at a point in the western line of Stackyard Road, being the northeastern corner of a parcel of land heretofore conveyed to Jacob Hilton and being distant 113 feet eastwardly from the northeastern corner of Lot numbered 6, Block I in the First Addition to Steenrod; thence with the western line of Stackyard Road, N. 7° and 36' E. 50 feet; thence leaving said line, N. 80° 48' W. to the eastern or left bank of Stackyard Run; thence southwardly with the bank of the run to the northwestern corner of said Hilton property, and thence with said Hilton's northern line, S. 80° 48' E. to the place of beginning.

- There is also granted and conveyed by the Party of the First Part all property rights conveyed to John Hamm by Lafayette Graner and Anna Graner, his wife, by deed dated August 1, 1925, and recorded in said Clerk's office in Deed Book 202, at page 65.

Being the same property which was conveyed to Rosalie Helen Kupchak by Nick Karnell and Grace Karnell, his wife, by Deed dated the 27th day of May, 1964, and recorded in the office of the Clerk of the County Court of Ohio County, West Virginia, in Deed Book , at page .

And the Party of the First Part hereby covenants with the said Party of the Second Part that she will WARRANT SPECIALLY the property hereby conveyed.

WITNESS the following signature and seal:

Rosalie Helen Kupchak (SEAL)
Rosalie Helen Kupchak

STATE OF WEST VIRGINIA,
COUNTY OF OHIO, To-Wit:

I, Dorothy Kolodziejcyk , a Notary Public of said County and State, do certify that ROSALIE HELEN KUPCHAK, whose name is signed to the writing hereto annexed, bearing date the 27th day of May, 1964, has this day acknowledged the same before me in my said County.

GIVEN under my hand this 11th day of June , 1964.

Dorothy Kolodziejcyk
Notary Public of, in and for
Ohio County, West Virginia

My Commission Expires:
June 13, 1967

"DECLARATION OF CONSIDERATION"

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare that the transfer involved in the document to which this declaration is appended is not subject to the State excise tax upon the privilege of transferring real estate because the grantor is a straw party and the transfer is being made without consideration.