36981

This DEED, made and entered into this 25th day of September, 1974, by and between IRA POTTER and PEARL POTTER, his wife, of R. F. D. 1, Mt. Sterling, Kentucky, parties of the first part, and WILLIAM C. BOGGS and ANNA E. BOGGS, his wife, of Box 274, Pound, Virginia, parties of the second part.

W I T N E S S E T H :

That for and in consideration of the sum of Two Thousand Five Hundred Dollars ($2,500.00) cash in hand paid, the receipt of which is hereby acknowledged by the parties of the first part, the said parties of the first part do hereby remise, release and forever quitclaim with covenants of SPECIAL WARRANTY of title, unto the said parties of the second part, jointly and equally, for and during their joint, natural lives, with remainder in fee simple to the survivor of them, the heirs and assigns forever of such survivor, all that certain tract or parcel of land situate, lying and being in Wise County, Virginia, in Roberson Magisterial District and more particularly bounded and described as follows, to-wit:

"BEING all of the water shed land belonging to Raymon Roberson and Lena Mae Roberson and formerly belonging to Troy Mullins known as "Muddy Hollow" and bounded by the Dave Austin and Lipps tract of land and the Jefferson National Forest, containing 40 acres more or less, sold by the boundary and not by the acre."

Being the same tract or parcel of land conveyed to first party, Ira Potter, by deed dated the 11th day of October, 1952 from Raymon Roberson and wife and which said deed is now of record in the Clerk's Office of Wise County, Virginia, in Deed Book 310, page 450.

The said parties of the first part do further grant unto the said party of the second part, his heirs and assigns, full and free right and liberty to use a road way over their adjoining land to the state highway, said road to be 30 feet in width, and to be constructed over the most convenient route to said highway, for all purposes connected with the use and occupation of the said grantees land and property.

TO HAVE AND TO HOLD said lots or parcels of land, together with all the appurtenances thereunto belonging, unto the parties of the second part, jointly and equally, for and during their joint, natural lives, with remainder in fee simple to the survivor of them, the heirs and assigns forever of such survivor.

WITNESS the following signatures and seals on this the day and date first above written.

Ira Potter (SEAL)

Pearl Potter (SEAL)

STATE OF KENTUCKY)
: SCT.
MONTGOMERY COUNTY)

I, F. C. Bryan, a Notary Public in and for the County and in the State aforesaid, do hereby certify that Ira Potter and Pearl Potter, his wife, whose names are signed to the foregoing writing bearing date on the 25th day of September, 1974, have

each acknowledged the same before me in my county aforesaid.

Given under my hand this 25th day of September, 1974.

My commission expires the 1st day of April, 1975.

Notary Public, Kentucky, State-at-Large

F. C. BRYAN
NOTARY PUBLIC
STATE AT LARGE
COMMONWEALTH OF KENTUCKY

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS BEEN DRAFT
BY:
F. C. BRYAN, Attorney
MT. STERLING, KENTUCKY

VIRGINIA: In the City/County aforesaid, this deed was presented and admitted to record at 2:45 P.M. on Nov. 22 1974 and certificate annexed, and ordered to be recorded in the amount of $2.50. Teste: [illegible] Clerk. 470 and page 258.

Deputy Clerk