

WILLIS DISTRICT

00000000009179

~~HALL DELIA ET ALB~~
~~E/O ELWOOD C HALL & ALORA LITTLE~~
~~200 N W 4TH CTR BOX 247~~
~~SUBILIMITY OR WHEELWRIGHT KY~~
 97385
 71669

Powers, Harold & Katy Jo
 P.O. Drawer 4
 Naysi, VA 24256

DATE
RECORDED

DEED OR
WILL BOOK

CONSID-
ERATION

DATE
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CLASS
5

ZONING

DISTRICT
05

LEGAL DESCRIPTION
 LOW GAP BRANCH
 20.25AC

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

6,100

6,100

6,100

6,100

6,100

6,100

NOTES: Request address change 6-5-95. This property should have been transferred out of Mrs. Hall's name 1-26-98 when the other 29.75 AC tract was transferred out of Mrs. Little's name (see attached deed)

[illegible]

This Instrument Prepared By:
Benjamin F. Sutherland, Attorney-at-Law

THIS DEED, made this 29th day of November, 1997, by and between NORA

A. LITTLE, P. O. Box 241, Wheelwright, Kentucky 41669, as the owner of an interest

in the land hereby conveyed, and as Attorney in Fact for JOHN C. HALL, ROBERT

G. HALL, ELEANOR HALL, MARK M. NIRO, ANTHONY O. NIRO, JAMES B.

IRWIN, MARY ANN NEYMEYER, and LINDA HALL BLACKWELL, the said

Nora A. Little and the above named persons for whom she is acting as Attorney in Fact,

being the owners of the land hereinafter described and hereby conveyed, Grantors; and

HAROLD T. POWERS and KATY JO POWERS, husband and wife, P. O. Drawer,

P., Holly Lane, Haysi, Virginia 24256-0236, Grantees.

WITNESSETH:

That WHEREAS, by deed dated October 26, 1923, recorded in the Clerk's
Office of the Circuit Court of Dickenson County, Virginia, in Deed Book No. 51, page

406, G. B. and Eddie G. Long, husband and wife, by W. H. P. Baker, their attorney in fact, conveyed to Gilmer C. Hall, Sr., by the name Gilmer C. Hall, a 50 acre tract of land situated in Dickenson County, Virginia, on the waters of Low Gap Branch; and

WHEREAS, by deed dated August 30, 1925, recorded in said Clerk's Office in Deed Book No. 60, page 130, Gilmer C. and Della Hall, husband and wife, conveyed a 20.25 acre portion of the 50 acre tract to George C. Powers; and

WHEREAS, Gilmer C. Hall, Sr. died intestate on February 17, 1930, survived by his wife, Della Hamilton Hall, and by six children, namely, Elsie May Hall, Nora A. Hall (the Grantor herein, Nora A. Little), Gilmer C. Hall, Jr., Virginia Elizabeth Hall, George Alva Hall, and [Elwood] Clayton Hall; and

WHEREAS, by deed dated July 28, 1930, recorded in Deed Book No. 65, page 266, George C. and Pinkie Powers, husband and wife, conveyed the 20.25 acre tract to Della Hamilton Hall, widow of Gilmer C. Hall, Sr., and the six children of Della and

Gilmer C. Hall, namely, Elsie May Hall, Nora A. Hall (the Grantor herein, Nora A. Little), Gilmer C. Hall, Jr., Virginia Elizabeth Hall, George Alva Hall, and [Elwood] Clayton Hall; and

WHEREAS, Della Hamilton Hall died intestate in 1972, survived by her six children; and

WHEREAS, Gilmer Hall, Jr., died intestate in 197__, survived by his wife, who thereafter died, and by two children, John C. Hall and Robert G. Hall; and

WHEREAS, Elsie May Hall, died intestate in 1984, her husband having predeceased her, survived by one child, Lois Niro, who thereafter died intestate, survived by two children, Mark M. Niro and Anthony O. Niro, as her heirs at law; and

WHEREAS, Virginia Elizabeth Hall Irwin, who had no children, died intestate in 1985, survived by her husband, Bert Irwin, who died in October 1997, leaving a will by which he left all his property to his two children, James B. Irwin and Mary Ann Neymeyer; and

WHEREAS, George Alva Hall died about the year 1989, survived by his wife, who thereafter died, the said George Alva Hall leaving a will by which he devised and bequeathed all his property to his only child, Linda Hall Blackwell; and

WHEREAS, Elwood Clayton Hall died in 1995, leaving a will by which he gave all his property to his surviving wife, Eleanor Hall; and

WHEREAS, John C. Hall, Robert G. Hall, Eleanor Hall, Mark M. Niro, Anthony O. Niro, James B. Irwin, Mary Ann Neymeyer, and Linda Hall Blackwell, together with the said Nora A. Little, are now the owners of the Gilmer C. Hall, Sr., 50 acre tract of land, and all of said owners, except Nora A. Little, have executed a power of

BK 332PG 614

attorney authorizing Nora A. Little to sell the Gilmer C. Hall, Sr. 50 acre tract of land, which powers of attorney have been duly recorded in said Clerk's Office just prior to this deed.

FURTHER WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Grantors, Nora A. Little, in her own right and as attorney in fact for John C. Hall, Robert G. Hall, Eleanor Hall, Mark M. Niro, Anthony O. Niro, James B. Irwin, Mary Ann Neymeyer, and Linda Hall Blackwell, does hereby grant and convey, with General Warranty and English covenants of title, unto the said HAROLD T. POWERS and KATY JO POWERS, husband and wife, all that certain tract of land, situated in Sand Lick Magisterial District of Dickenson County, Virginia, on Low Gap Branch, and more particularly described as follows:

BEGINNING at a beech, a corner to the lands of W. J. Puckett; thence

N 11 00 E 495 feet

to two white oaks on hillside a corner of the lands of Henry Hall and with said Hall's line

East 198 feet

to a white oak and chestnut on a point

N 63 00 E 891	feet	to a black oak, water oak and chestnut on top of the ridge by the road
S 77 00 E 280	feet	to two chestnuts by the road
N 69 00 E 280	feet	to hickory near the top of the ridge
N 66 00 E 20	feet	to a stake; thence leaving said Hall line
S 27 00 W 160	feet	to small chestnut on the edge of a flat
S 54 00 W 224	feet	to spotted oak on a point
S 15 00 E 134	feet	to a spotted oak on a point
S 19 30 E 191	feet	to a black gum on the point
S 6 30 W 169	feet	to a dogwood
S 18 30 E 114	feet	to a black gum on the point
S 14 30 E 224	feet	to a small dogwood on the point
S 8 00 E 219	feet	to three chestnut sprouts
S 10 15 E 95	feet	to two chestnut sprouts
S 5 00 W 88	feet	to two chestnut sprouts
S 22 00 W 141	feet	to white oak on hillside
S 43 30 W 420	feet	to a spotted oak near the mouth of a hollow
S 44 00 W 89	feet	to a stake in Low Gap Branch; thence up same

N 54 00 W 121	feet	to a buckeye and sourwood
N 60 W 429	feet	to two beeches
N 45 00 W 495	feet	

to the BEGINNING, containing 50 acres, more or less, and being the same land conveyed to Gilmer C. Hall, Sr., by G. B. and Eddie G.

Long, by W. H. P. Baker, their attorney in fact, by deed dated October 26, 1923, recorded in said Clerk's Office in Deed Book No. 51, page 406, and in which George C. Powers, who had acquired a 20.25 acre portion thereof, conveyed said portion, jointly with his wife, Pinkie Powers, to Della Hamilton Hall, widow of Gilmer C. Hall, Sr., and her six children, namely, Elsie May Hall, Nora A. Hall, Gilmer C. Hall, Jr., Virginia Elizabeth Hall, George Alva Hall, and Clayton Hall, by deed dated July 28, 1930, recorded in Deed Book No. 65, page 266.

There is excepted from this conveyance such minerals as have been heretofore conveyed by prior deeds of record.

WITNESS the following signature and seal:

Nora A Little (SEAL)
NORA A. LITTLE

Nora A Little (SEAL)
NORA A. LITTLE

Attorney in Fact for JOHN C. HALL,
ROBERT G. HALL, ELEANOR HALL,
MARK M. NIRO, ANTHONY O. NIRO,
JAMES B. IRWIN, MARY ANN
NEUMEYER, and LINDA HALL
BLACKWELL

STATE OF VIRGINIA

COUNTY OF DICKENSON

The foregoing instrument was acknowledged before me this 15th day of December, 1997, by NORA A. LITTLE, in her own right and as Attorney in Fact for JOHN C. HALL, ROBERT G. HALL, ELEANOR HALL, MARK M. NIRO, ANTHONY O. NIRO, JAMES B. IRWIN, MARY ANN NEYMEYER, and LINDA HALL BLACKWELL.

Darcy Q. Keith
NOTARY PUBLIC

My commission expires: December 31, 2001

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF DICKENSON COUNTY, 1-26 1998. This deed was this day presented in said office, and upon the certificate of acknowledgment thereto annexed, admitted to record at 4:18 o'clock P.M., after payment of \$ tax imposed by Sec. 58.1-602.

Original returned this date to Boigues F. Sutherland BY: Darcy Q. Keith TESTE: JOE TATE, CLERK