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BK: 4129 PG: 336

Parcel #: 2-31 19.00 15.01
16450 County Seat Hwy, Georgetown, DE 19947

Prepared by & **RETURN TO:**

Street & Ellis, P.A.
426 South State Street
Dover, DE 19901
File: 213045.000 JIE

THIS DEED, made this 23rd day of May, 2013,

- BETWEEN -

**William L. West and Karen M. West, Trustees of The Joint Revocable Trust of
William L. West and Karen M. West Dated October 13, 2006,
of Sussex County, Delaware, Parties of the first part,**

- AND -

**Bryden C. Joseph and Ashley P. Joseph, of Sussex County, Delaware,
Parties of the second part,**

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, in fee simple the following described lands, situate, lying and being in Sussex County, State of Delaware;

ALL that certain tract, piece and parcel of land, situate, lying and being on the South side of Route # 28 {twenty-eight}; Nanticoke Hundred, Sussex County, Delaware, more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ {three-fourth} iron pipe set on the Southerly right of way of Route # 28 {twenty-eight}; thence along said right of way, South 65 {sixty-five} degrees 44 {forty-four} minutes 26 {twenty-six} seconds West 342.61 {three hundred forty-two point sixty-one} feet to a 4" {four inch} concrete marker set; thence, South 50 {fifty} degrees 34 {thirty-

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four} minutes 05 {five} seconds East 174.18 {one hundred seventy-four point eighteen} feet to a 4" {four inch} concrete marker set; thence, South 48 {forty-eight} degrees 15 {fifteen} minutes 06 {six} seconds East 201.21 {two hundred and one point twenty-one} feet to a 4" {four inch} concrete marker set; thence, South 05 {five} degrees 29 {twenty-nine} minutes 42 {forty-two} seconds West 127.88 {one hundred twenty-seven point eighty-eight} feet to a point; thence, South 50 {fifty} degrees 33 {thirty-three} minutes 24 seconds East 459.98 {four hundred fifty-nine point ninety eight} feet to a point; thence, North 39 {thirty-nine} degrees 28 {twenty-eight} minutes 08 {eight} seconds East 475.12 {four hundred seventy-five point twelve} feet to a 4" {four inch} concrete marker set on the right of way of Route # 444 {four hundred forty-four} ; thence, North 54 {fifty-four} degrees 38 {thirty-eight} minutes 06 {six} seconds West 756.96 {seven hundred fifty-six point ninety-six} feet to the place of BEGINNING, containing therein 7.649 acres of land more or less as surveyed by J. J. McCann, Inc., dated the 28th day of December, 1983, and filed for record in the Office of the Recorder of Deeds, Georgetown, Delaware, in Plot Book 29, Page 223.

TAX DITCH ORDER: Sussex Soil Conservation District Vs. Tyndall Branch, Tax Ditch, recorded January 4, 2007, in the Office of the Recorder of Deeds in and for Sussex County, in Tax Ditch Book 2, Page 24.

TAX DITCH ORDER: Sussex Soil Conservation District Vs. Tyndall Branch, Tax Ditch, recorded March 12, 2009, in the Office of the Recorder of Deeds in and for Sussex County, in Tax Ditch Book 7, Page 102.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware.

BEING the same lands conveyed to William L. West and Karen M. West, Trustees of The Joint Revocable Trust of William L. West and Karen M. West Dated October 13, 2006, by Deed from William L. West and Karen M. West, dated the 23rd of October, 2006, and recorded in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware in Book 3376, beginning Page 208.