

Tract # 1
006 004 109 00
006 004 108 00
006 004 107 00

Prob. 203S²

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

DEED OF FIDUCIARY

943021

Statutory Form

(R. C. Sec. 5302.09)

KNOW ALL MEN BY THESE PRESENTS:

That Jennie Darst Collins *as* Administratrix of
the Estate of Edna Marie Henry, deceased,

by the power conferred by Court Order

and every other power for ---SIXTEEN THOUSAND ONE HUNDRED FIFTY-FIVE AND

NO/100 -----Dollars (\$ 16,155.00) *paid, grants with fiduciary*

covenants to Central Ohio Enterprises, Inc., an Ohio corporation,

whose mailing address is 37 Rand Avenue, KMR, Gallipolis, OH 45631

the following real property:

Situated in the Village of Kanauga, Township of Gallipolis, County of Gallia and State of Ohio, and being parts of Lots Nos. 5, 6, 7 and 8 of Block No. 12 of the Village of Kanauga, and beginning at the most Easterly corner of Lot No. 5 at the intersection of Second Avenue and an alley; thence South 200 feet parallel with Fourth Street to the most Southerly corner of Lot No. 8; thence West 70 feet; thence North 200 feet across Lots Nos. 8, 7, 6 and 5, parallel with Fourth Avenue, to the Northline of Lot No. 5; thence East 70 feet to the place of beginning.

Reference is made to Volume 148, Page 163; Volume 149, Page 44; Volume 158, Page 334 and Volume 219, Page 441, Deed Records of Gallia County, Ohio.

EXCEPTING thereout and therefrom 68.0 feet off the East side of Lot 8, Block 12, Village of Kanauga, containing 0.11 of an acre, more or less, heretofore conveyed by deed to the State of Ohio of record in Volume 177, Page 479, Deed Records of Gallia County, Ohio.

PARCEL I.D. # 006-004-109-00; 006-004-107-00; 006-004-108-00

Del 10-3-94 to Brent A Saunders Atty City 45631

Conveyance has been examined and the grantor has complied with section 319.202 of the revised code

Fee \$ 16.20 (4 9/30/94) Exempt
Ronald K. Canaday, County Auditor

ADDRESS APPROVED 9/29/94 DATE
LARRY M. BETZ
GALLIA COUNTY TREASURER

VOL 304 PAGE 651

*For use by executors, administrators, trustees, guardians, receivers or commissioners.

Prior instrument reference: Volume 219 Page 441, Deed Records of Gallia County, Ohio

WITNESS my hand this 23 day of September, 19 94.

Signed and acknowledged in

presence of

Brent A. Saunders
Chief J. Swain

ESTATE OF EDNA MARIE HENRY, DECEASED

BY: *Jennie Darst Collins*
JENNIE DARST COLLINS
as Administratrix

The State of Ohio, GALLIA County.

Be it remembered, That on this 23 day of September, 19 94 before me, the subscriber, a Notary Public in and for said county, personally came the above named grantor and acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.

Prepared by

BRENT A. SAUNDERS
HALLIDAY, SHEETS & SAUNDERS
19 Locust Street
Gallipolis, OH 45631

Brent A. Saunders

BRENT A. SAUNDERS Public
ATTORNEY-AT-LAW
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE

DEED OF FIDUCIARY
Statutory Form

From

ESTATE OF EDNA MARIE HENRY,
DECEASED.

To

CENTRAL OHIO ENTERPRISES,
INC., an Ohio corporation.

Received Sept 30, 1994

at 1:18 o'clock P. M.

Recorded Oct 3, 1994

In Gallia County

Record of Deeds, Vol. 304

Page 651

Mally N. Plymalko, Recorder

Recorder's fee - \$ 14.00

TRANSFERRED

September 30, 1994

Arnold K. Campbell
Auditor

Brent A. Saunders
Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Recd: Brent



62.116
Know all Men by these Presents

That Carrol T. Williams and Mae Williams, husband and wife, of Gallia County, Ohio,

in consideration of ONE DOLLAR and other considerations,

to them *paid by* Andrew DeCoy,

Whose address is: 2914 Meadow Brook Drive, Pt. Pleasant, W. Va.

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said Andrew DeCoy,

his *heirs and assigns forever,*

TRACT NO. 1: The following described real estate situate in the Village of Kanauga, Township of Gallipolis, County of Gallia and State of Ohio, and being Lots Nos. 1,2,3,4,5,6,7 and 8, Block 8, as shown by the Plat of Lots of Kanauga, Ohio, which is of record in Plat Record in Volume 2, pages 114 and 115 in the office of the Recorder of Gallia County, Ohio.

Also a tract of land 33 feet, more or less in width, lying along and in front of Lots Nos. 1,2,3 and 4 as shown on the plat of said Village of Kanauga, which plat is recorded in Plat Book 2, pages 114 and 115, in the office of the Recorder of Gallia County, Ohio, said tract being 80 feet in length, lying along and in front of Lots Nos. 1,2,3 and 4, Block 8 of said Village, and extending 33 feet, more or less, to the Gallipolis and Pomeroy Road or Pike, together with all the hereditaments and appurtenances thereof, but subject to all legal highways.

Excepting thereout and therefrom a portion of said property deeded to the State of Ohio in fee simple recorded in Volume 182, page 725, to which reference is here made for a more particular description of said exception, and an easement to the State of Ohio as recorded in Volume 144, page 46, Deed Records of Gallia County, Ohio.

For grantors' source of title, reference is made to deed of record in Volume 190, page 611, Deed Records of Gallia County, Ohio.

TRACT NO. 2: The following described real estate situate in the Township of Gallipolis, in the County of Gallia and State of Ohio: Being Lots Nos. 1,2 and 3 in Block No. 12 of the Village of Kanauga, as laid out and platted by the Kanauga Land and Development Company, which plat is of record in Plat Book 2, pages 114 and 115, in the Office of the Recorder of Gallia County, Ohio.

Subject to all legal easements and rights of way of record.

Excepting and Reserving to Donald R. Warehime and Mary Warehime, their heirs and assigns forever, a right of way and easement for the purpose of constructing and erecting a high-rise sign on the South side of Lot No. 3; together with the necessary easement to enter thereupon for the purposes of repairing, maintaining and

Tract # 1
(11 parcels)
Lot 1-8 Block 8
Lot 1,2,3 Block 12

Mailed 8-14-73 to Andrew DeCoy, 2914 Meadow Brook Dr., Pt. Pleasant, W. Va. 25550

replacing a high-rise sign. Donald R. Warehime and Mary Warehime reserve the right to construct and erect said high-rise sign and to maintain the same upon Lot No. 3, rent free.

For grantors' source of title, reference is made to deeds of record in Volume 185, page 41, Volume 185, page 131 and in Volume 185, page 223, Deed Records of Gallia County, Ohio.

and all the Estate, Title and Interest of the said Carrol T. Williams and Mae Williams

either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof. To have and to hold the same to the only proper use of the said Andrew DeCoy,

his heirs, and assigns forever,

And the said Carrol T. Williams and Mae Williams,

for themselves and their heirs, executors and administrators do hereby Covenant with the said Andrew DeCoy,

his heirs, and assigns, that they are the true and lawful owners of the said premises and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And Further, That they do Warrant and will Defend the same against all claim or claims, of all person whomsoever; Except all taxes due and payable, which taxes the grantee herein hereby assumes and agrees to pay.

Except the unpaid balances on mortgages to The Buckeye Building and Loan Company and The First National Bank, of Gallipolis, Ohio, which mortgages the grantee herein hereby assumes and agrees to pay.

In Witness Whereof, The said Carrol T. Williams and Mae Williams, husband and wife,

who hereby release ~~all~~ right and expectancy of ~~power~~ in the said premises, have hereunto set their hands this 6th day of August in the year of our Lord one thousand nine hundred seventy-three (1973).

Signed and acknowledged in presence of

John E. Haldeman
Thomas A. Moulton

Carrol T. Williams
Mae Williams

State of OHIO, County of GALLIA, SS.

Be it Remembered, That on this 6th day of August, in the year of our Lord one thousand nine hundred seventy-three (1973), before me, the subscriber, a notary public in and for said county, personally came

Carrol T. Williams and Mae Williams,

the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Thomas A. Moulton
Notary Public, Gallia County, Ohio



Morton Dickert

OTY. M. STEWART, TREAS.

CAROL T. WILLIAMS, ET AL

TO

ANDREW DECOY

Transferred August 8 1973
Morton Dickert
County Auditor

RECEIVED FOR RECORD
11:05 AM

RECORDED AUG 8 1973
DATE RECORDED 8:00 PM PAGE 713
RECORDED BY [Signature]
Recorder, Galia Co., Ohio 500

H. W. & W. P. CHERRINGTON
ATTORNEYS AND COUNSELLORS AT LAW
GALLIPOLIS, OHIO 45631 AX

This Conveyance has been examined and the Grantor has been found with Section 319.202 of the Revised Code.
FEE \$
EXEMPT.
MORTON DICKERT, County Auditor