

Conveyance has been examined and the grantor
has complied with section 519.202 of the revised code
Fee \$ 1,400.00
Exempt 10-9-13 4
Larry M. Betz County Auditor



Doc ID: 000706520002 Type: G W DEED
Recorded: 10/09/2013 at 12:58:52 PM
Fee Amt: \$28.00 Page 1 of 2
Gallia County, Ohio
Roger Walker Recorder
File# 13-2816

BK **543** PG **131-132**

ADDRESS APPROVED 10/13 DATE
STEVE MCGHEE on
GALLIA COUNTY TREASURER

GENERAL WARRANTY DEED

THE SKYLINE LANES, INC., ALSO KNOWN AS SKYLINE LANES, INC., an Ohio corporation, GRANTOR, for valuable consideration paid, grants with general warranty covenants, to OHIO VALLEY TIE COMPANY, LLC, GRANTEE, whose tax mailing address is

P.O. Box 153, Rio Grande, OH 45674, the following real property:

cw-30

PARCEL ONE:

The following described real estate situate in 100 Acre Lot No. 506, Addison Township, Gallia County, Ohio, beginning at a point in the center line of State Highway Route No. 7, which point is about North 10 degrees 5' East 41 1/2 feet from the South line of 100 Acre Lot No. 507; thence West 350 feet, more or less; thence about North 10 degrees 5' East 240 feet, more or less, to a fence; thence following the fence line Easterly to center line of State Highway No. 7; thence following the center line of said highway about South 10 degrees 5' West 240 feet, more or less, to the place of beginning, containing 1.7 acres, more or less.

For Grantor's source of title, see Deed of Record in Volume 140, page 223 and Volume 165, page 231, of the Deed Records of Gallia County, Ohio.

AUDITOR'S PARCEL NO.: 002-001-028-00

PARCEL TWO:

Situate in 100 Acre Lot No. 507, Addison Township, Gallia County, State of Ohio, and beginning at a point in the center of State of Ohio Highway No. 7, which point is about North 10 degrees 05' East 300 feet from the South line of said 100 Acre Lot; thence West 350 feet; thence North about 10 degrees 05' East, parallel to said highway, 112.5 feet to the Southwest corner of a tract of 1.7 acres heretofore conveyed by the former grantor to Abe Phillips and Mabel Phillips; thence East 350 feet to the center of said highway at the Southeast corner of said 1.7 acre tract; thence with the center of said highway about South 10 degrees 05' West 112.5 feet to the place of beginning, containing 0.904 of an acre, more or less.

For source of former grantors' title, reference is made to deed of record in Volume 140, Page 223, Deed Records of Gallia County, Ohio.

Being the same real estate described in deed to Donald R. Warehime of record in Volume 186, Page 485, Deed Records of Gallia County, Ohio, and Tract II of Certificate of Transfer No. 2 from the Estate of Donald R. Warehime, deceased, of record in Volume 285, Page 503, Deed Records of Gallia County, Ohio.

AUDITOR'S PARCEL NOS.: 002-001-022-00 and 002-001-025-01

Reference Deed: Volume 168, Page 319 and Volume 288, Page 521, Gallia County Deed Records.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED REAL ESTATE IS THE SAME LEGAL DESCRIPTION AS CONTAINED IN DEEDS RECORDED IN VOL. 168, PAGE 319 AND VOL. 288, PAGE 521 OF THE GALLIA COUNTY DEED RECORDS.

The real estate above described is subject to all leases, easements and rights of way of record.

The preparer of this instrument does not certify the accuracy of the above description and does not express any opinion of title to the above described real estate.

EXECUTED this 3rd day of October, 2013.

THE SKYLINE LANES, INC., ALSO KNOWN AS
SKYLINE LANES, INC.

By: Mary Morrison
Print Name: Mary Morrison
Its: President

STATE OF OHIO,
COUNTY OF GALLIA, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named **MARY MORRISON, PRESIDENT, of THE SKYLINE LANES, INC., ALSO KNOWN AS SKYLINE LANES, INC.**, which executed the foregoing instrument, and who acknowledged that she did sign said instrument as such President, on behalf of said **THE SKYLINE LANES, INC., ALSO KNOWN AS SKYLINE LANES, INC.**, and by authority of its board of directors; and that said instrument is her free act and deed individually and as such President and the free act and deed of said **THE SKYLINE LANES, INC., ALSO KNOWN AS SKYLINE LANES, INC.**

IN TESTIMONY WHEREOF, I have hereunto set my hand at Gallipolis, Ohio, this 3rd day of October, 2013.

John A. Anderson
Notary Public

THIS INSTRUMENT PREPARED BY:

DOUGLAS W. LITTLE

of the Law Firm of

LITTLE, SHEETS & BARR LLP

211-213 East Second Street

Pomeroy, OH 45769.

C Deeds The Skyline Lanes, Inc. to Ohio Valley Tie Company, LLC bd

