

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT ANNA L. MINK, a married woman, of Gallia County, State of Ohio, in consideration of One Dollar and Other considerations to her in hand paid by RIVER REALTY COMPANY, LTD., an Ohio limited liability company, whose tax mailing address is 1725 Eastern Avenue, Gallipolis, Ohio 45631, does hereby **grant, Bargain, Sell and Convey** to the said RIVER REALTY COMPANY, LTD., its successors and assigns forever, the following described **Real Estate**, situate in the City of Gallipolis, in the County of Gallia, and the State of Ohio.

Beginning at the Northeast corner of Lot 9, Block D of Bay & Finney's Subdivision; thence South 59° 12' West along the South right of way of First Street to the West line of said Subdivision; thence North 30° 15' West along said line to the centerline of State Route #7; thence North 59° 12' East along the centerline of State Route #7 to the extension of the West line of Central Avenue; thence Southeasterly along the West right of way of said, street to the Northeast corner of Lot 9, Block D of Bay & Finney's Subdivision, the true place of beginning.

EXCEPTING THEREOUT AND THEREFROM a 40- foot wide strip off the West side of the above description.

The above-described parcel, excluding the exception, contains 4.65 acres, more or less.

EXCEPTING THEREOUT AND THEREFROM a parcel of land conveyed to West Virginia Electric Supply Company by deed recorded in Volume 265, page 43, Deed Records of Gallia County, Ohio, and more particularly described as follows: Situate in the City of Gallipolis, County of Gallia and State of Ohio, and beginning at Grantors' Northeast corner as described in Volume 246, page 265, Deed Records of Gallia County, Ohio, said point being 20.00 feet right of Station 996+82.68 of 1985 State Route # 7 Highway Survey; thence following Grantors' East line South 29° 44' 41" East 252.00 feet; thence South 56° 45' 20" West 101.27 feet to an iron pin; thence North 31° 54' 09" West 252.00 feet to a point 20 feet right of Station 995+71.93; thence following South right of way of Eastern Avenue North 56° 57' 51" East 110.75 feet to the place of beginning, containing 0.613 acres more or less.

The above description contains all of Lots 10, 11, 20, 21, and 22 and a portion of Lot 9 Block D of Bay & Finney's Subdivision in said City of Gallipolis, Gallia County, Ohio

(Description supplied by Philip M. Roberts, Registered Surveyor S-6196, State of Ohio, from survey made on April 23, 1986).

FURTHER EXCEPTING THEREOUT AND THEREFROM a parcel of real estate conveyed to Heafer Oil Company by deed recorded in Volume 265, page 45, Deed records of Gallia County, Ohio, and more particularly described as follows: Situate in Section 23, Gallipolis Township, City of Gallipolis, Gallia County, Ohio: Beginning at a point 20 feet right of Station 995+71.93 of 1985 State Route # 7 Highway Survey of Eastern Avenue; thence South 31° 54' 09" East 252.00 feet; thence South 56° 57' 51" West 350.00 feet ; thence North 31° 54' 09" West 252 feet to a point 20 feet right of Station 992+21.93; thence North 56° 57' 51" East 350.00 feet to the place of beginning, containing 2.025 acres, more or less.

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

Fee \$ 72.60

Exempt 2.4.98

Ronald K. Canaday, County Auditor

[over]

ADDRESS APPROVED 4/14/88 D/T/L

LARRY M. BETZ

GALLIA COUNTY TREASURER

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See Deed Correction 386/688 11-19-2010

(The within description taken from survey made by Philp M. Roberts, S-6196,
Registered Surveyor for the State of Ohio.)

WDDXEE22 V55EBOAED

DATE

The above-described real estate is subject to an easement for the maintenance of an oil and/or gas well, which is said well is situated 281.5 feet right of Station 994+10-67 of Eastern Avenue (State Route #7) as surveyed in 1985. Said easement is a circle with a radius of 30.0 feet (said well is in the center of said circle) and contains 0.065 acre, more or less.

For source of former grantors' title, reference is made to instrument of record in Volume 246, page 265, Deed Records of Gallia County, Ohio.

FURTHER EXCEPTING THEREOUT AND THEREFROM a parcel of land containing 0.363 acres, more or less, conveyed by the former Grantors herein to the State of Ohio by Warranty Deed dated September 16, 1986, and recorded in Volume 264, page 105, Deed Records of Gallia County, Ohio.

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

(Reference is also made to Case No. 86-CL-423 in the office of the Clerk of Courts, Gallia County, Ohio.) Being the same real estate described in quit-claim deed from Anita R. Strauss, et ux to C. Dallas Kayser and Lee Anne Kayser, of record in Volume 278, page 759, Deed Records of Gallia County, Ohio.

Being the same real estate described in deed from Brett A. Epling, et ux et al, to C. Dallas Kayser and Lee Anne Kayser, of record in Volume 278, page 757, Deed Records of Gallia County, Ohio.

Parcel Nos. 007-049-053-00; 007-049-054-00; 007-049-055-00; 007-049-057-00; 007-049-080-00; 007-049-081-00; 007-049-082-00; 007-049-083-00; 007-049-084-00; 007-049-071-02; and 007-049-056-00

GRANTOR CERTIFIES THAT THE FOREGOING DESCRIPTION IS THE SAME AS THE MOST RECENT CONVEYANCE OF RECORD AT VOLUME 325, PAGE 131, DEED RECORDS OF GALLIA COUNTY, OHIO.

And all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors and assigns forever.

And the said Anna L. Mink does hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that she will Defend the same against all lawful claims of all persons whomsoever.

In Witness Whereof, the said Anna L. Mink has hereunto set her hand, this 2nd day of February, 1998.

Signed and acknowledged in presence of

Patricia A. Brown
William A. Cochran

Anna L. Mink
Anna L. Mink

State of Ohio, Gallia County: ss

On this 2nd day of February, 1998, before me, a Notary Public in and for said County, personally came Anna L. Mink, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

[continued]

Witness my official signature and seal on the day last above-mentioned.

William N. Eachus

Notary Public

My commission expires: _____



WILLIAM N. EACHUS, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date Section 147.03 R.C.

This instrument prepared by:

William N. Eachus, Attorney at Law
417 Second Avenue, Gallipolis, Ohio 45631

RECEIVED FOR RECORD
3:27 PM

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FEB 4 1998

Molly V. Plymale
Recorder, Gallia Co., Ohio
RECORDED 9 VOL. 325 PAGE 173
DATE RECORDED 2-5-1998

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