

ADDRESS APPROVED 9/9/14 DATE
STEVE MCGHEE
GALLIA COUNTY TREASURER



Doc ID: 000739520002 Type: WARRANT
Recorded: 09/09/2014 at 03:04:08 PM
Fee Amt: \$28.00 Page 1 of 2
Gallia County, Ohio
Roger Walker Recorder
File# 14-2109

Conveyance has been examined and the grantor
has complied with section S19.202 of the revised copy

Fee \$
Exempt V 99-14 X
Larry M. Betz County Auditor

BK **557** PG **270-271**

Ohio Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

That JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife,

Of Gallia County, Ohio,

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

to her In hand paid by JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife, **a life estate for and during her natural lifetime, Remainder Interest to: MICHAEL C. FULKS and MARK A. FULKS,**

whose address is 12372 State Route 218, Crown City, Ohio 45623

does hereby ***Grant Bargain, Sell and Convey*** to the said JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife, **a life estate for and during their natural lifetime, Remainder Interest to: MICHAEL C. FULKS and MARK A. FULKS,** their heirs and assigns forever, the following described ***Real Estate***, situate in the Township of Guyan, In the County of Gallia, And State of Ohio:

The following described real estate situate in Sections 15 and 16 of Guyan Township, Gallia County, Ohio: beginning at the northwest corner of the southwest quarter of the southwest quarter of said Section 16; thence east with the south line of the land owned by the Consolidated Coal Company to State of Ohio Highway No. 218; thence with said highway in a southerly direction to the east line of Fraction 36 in said Section 15; thence south on said east fraction line to the center of Indian Guyan Creek; thence westerly and southerly with the center of said creek and the north line of Edgar and Mabel Cline's land to a corner in said land at or near said State of Ohio Highway No. 218; thence in a northerly direction to the center of said highway to a corner in the land of Dayton Williams; thence in a straight line in a northwesterly direction with the line of said Williams land to the northwest corner of said Section 15; thence north to the place of beginning, **containing 92.040 acres**, more or less. **EXCEPTING THEREOUT AND THEREGROM 0.538 of an acre** heretofore conveyed to the Trustees of Guyan Township by deeds of record in Volume 113, page 130, Volume 122, page 135 and Volume 170, page 125, Deed Records of said county. Subject to all legal easements.

Being the same premises, except for said 0.538 of an acre exception and 1.25 acres conveyed to Clarence L. Hineman and Mary F. Carter in 1922, conveyed to the grantor herein by deed of record in Volume 101, page 441, and by deed of record in Volume 170, page 9, Deed Records of said county, and being all the land owned by the grantor in Sections 15 and 16 of Guyan Township, Gallia County, Ohio.

Being a portion of the same real estate as described in Volume 173, page 65, Deed Records of Gallia County, Ohio.

FURTHER EXCEPTING THEREOUT AND THEREFROM 17 acres conveyed to Jeffrey J. Fowler, unmarried, by deed recorded in Volume 310, page 143, Deed Records of Gallia County, Ohio.

PARCEL ID: 011-001-194-00; 011-001-203-00; 011-001-204-00

Last Transfer: A Portion of the lands described in Deed Volume 173, page 65

GRANTORS BY THE EXECUTION OF THIS DEED CERTIFY THE REAL ESTATE DESCRIBED HEREIN IS A PORTION OF THE REAL ESTATE DESCRIBED IN DEED RECORDED IN VOLUME 173, PAGE 65, DEED RECORDS OF GALLIA COUNTY, OHIO.

and all the *Estate, Right, Title and Interest* of the said grantors, JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife, in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to the said grantees, JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife, **a life estate for and during their natural lifetime, Remainder Interest to: MICHAEL C. FULKS and MARK A. FULKS, their heirs and assigns forever.**

And the said JOHN C. FULKS aka J.C. FULKS and MARGARET ALICE FULKS aka MARGARET FULKS, husband and wife, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unincumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

The preparer of this instrument did not render a title opinion.

Executed by us this 9th day of September, 2014.

John C. Fulks
John C. Fulks aka J.C. Fulks
Margaret Alice Fulks
Margaret Alice Fulks
aka Margaret Fulks

STATE OF OHIO, GALLIA COUNTY, SS.

On this 9th day of September A.D. 2014 before me, a Notary Public in and for said County, personally came John C. Fulks aka J.C. Fulks and Margaret Alice Fulks aka Margaret Fulks, husband and wife, the grantors in the foregoing deed, who under penalty of perjury in violation of Section 2921.11 of the Revised Code represented to me to be said person(s) who signed the foregoing instrument and acknowledged the same as their voluntary act and deed.

Mark E. Sheets
Notary Public

MARK E. SHEETS
Notary Public, State of Ohio
My Commission Has No Expiration
Del:

THIS INSTRUMENT PREPARED BY: MARK E. SHEETS, Halliday, Sheets & Saunders, 19 Locust St., Gallipolis, OH, 45631.

