

ATTN: MAIL
BESTITLE AGENCY INC
406 E HURON ST
JACKSON, OH 45640-2069

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

Fee\$ 280.00

Exempt

Robert J. Jacks: Gallia County Auditor

6128124EC



Doc ID: 001450000003 Type: G W DEED
Recorded: 06/28/2024 at 12:39:06 PM
Fee Amt: \$42.00 Page 1 of 3
Gallia County, Ohio
Roger Walker Recorder
File# 2024-00001711

BK 722 PG 161-163

ADDRESS APPROVED 6/28/24 DATE
STEVE MCGHEE
GALLIA COUNTY TREASURER

GENERAL WARRANTY DEED

Hugh H. Graham, III and Jennifer B. Graham, husband and wife, the Grantors, for valuable consideration paid, grant with general warranty covenants, to **Kingery Properties, LLC**, a limited liability company organized under the laws of the state of Ohio, Grantee, its successors and assigns forever, whose tax-mailing address is 1337 Raccoon Road, Gallipolis, OH 45631, the following described real property:

Situate in Green Twp., Sec 5, and Gallipolis Twp., Sec. 35, in the County of Gallia and State of Ohio. Beginning at a point in the center of Mills Cross Road in Section 5 of Green Township at the Southwest corner of a .25 acre tract heretofore conveyed by the former grantors, William E. Campbell, et al., to Henry and Virginia Vansickle, said point also being, following the center of the road, 1339 feet North of the intersection of the road with the South line, Section 5, Green Township; thence East 120 feet to a point, said point being the Southeast corner of said .25 acre tract; thence North (approximately 6° 30' West) 90 feet to the Northeast corner of said .25 acre tract on the South line of the lands of Melvin Taylor In said Section 5; thence West with the South line of said Melvin Taylor tract 1520.4 feet to a stake on the West line of the lands of G. L. Fletcher in said Section 35 of Gallipolis Township; thence following the present fence along the West line of said Fletcher tract (approximately South 43° West 490 feet to a stake, said stake being the Northeast corner of the lands of C. H. Roach in said Section 35 of Gallipolis Township; thence West following the North line of the lands of C. H. Roach 829 feet to a stake, said stake being the Southeast corner of the one acre tract owned by George Bates; thence with East line of said one acre tract North 5° 40' West 104.50 feet to a stake; thence West along the North line of said one acre tract 417 feet to the center of Mills Cross Road; thence following center of said Mills Cross Road (approximately North 6° 30' West) 196 feet to the place of beginning, containing 11 acres, more or less, of which 5.4 acres, more or less, is in Section 5, Green Township, and 5.6 acres, more or less, in Gallipolis Township.

LSOT: Official Record 364, Page 124, dated March 25, 2005.

PARCEL NOS.: 008-001-293-00 & 006-001-203-00

OH-46200



The real estate conveyed by this instrument is subject to all exceptions, reservations, easements, covenants, conditions, agreements, land use regulations,

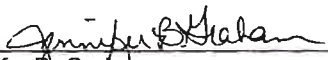
rights-of-way, restrictions, servitudes, municipal ordinances, prior out conveyances, prior conveyances of minerals and rights to extract the same, mineral severances and limitations of use as have been imposed upon such property by Grantors or the predecessors in title, and those shown on all recorded plats of survey, of record affecting the real estate, to the extent the same are now in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

Executed on this 26 day of June, 2024.



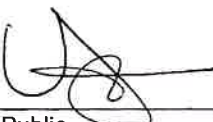
Hugh H. Graham, III



Jennifer B. Graham

STATE OF OHIO
COUNTY OF Gallia, ss:

The foregoing instrument was acknowledged before me this 26 day of June, 2024 by Hugh H. Graham, III and Jennifer B. Graham, husband and wife.



Notary Public
State and County Aforesaid

My Commission Expires: 2.14.25



YOLANDA L. COLLIER
Notary Public
State of Ohio
My Comm. Expires
February 14, 2025

This Instrument Prepared By:

Edwards, Klein, Anderson, Shope & Walters, LLC
Attorneys at Law
2122 South 9th Street
Ironton, Ohio 45638

