

ATTN: PICK UP
DAVID C. EVANS
463 SECOND AVE.
GALLIPOLIS, OH 45631



Doc ID: 002070490003 Type: WARRANTY
Recorded: 10/09/2025 at 12:01:00 PM
Fee Amt: \$47.00 Page 1 of 3
Gallia County, Ohio
Jeff Halley Recorder
File# 2025-00003109

BK **749** PG **512-514**

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

Fee \$ 1320.00

Exempt

Robert J. Jacks Gallia County Auditor

10-9-2025 *[Signature]*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT Heat King LLC, an Ohio limited liability company, in consideration of ONE DOLLAR and other valuable considerations to it in hand paid by Devin Gibbs and Kirsten Gibbs, husband and wife, and Larry Carter and Kelly Carter, husband and wife, whose address is c/o Devin Gibbs and Kirsten Gibbs, 1548 Tyn Rhos Road, Thurman, Ohio 45685, does hereby **Grant with General Warranty Covenants** to the said Devin Gibbs and Kirsten Gibbs, husband and wife, **jointly for life and to the survivor of them**, their heirs and assigns forever, an undivided one-half interest (1/2) in and to the herein described real property; and to the said Larry Carter and Kelly Carter, husband and wife, **jointly for life and to the survivor of them**, their heirs and assigns forever, an undivided one-half interest (1/2) in and to the herein described real property; and further, **jointly for life and to the survivor of all of the Grantees herein** the undivided whole interest in and to the herein described real property, subject to each respective one-half (1/2) interest as stated above, their heirs and assigns forever, in and to the following described **Real Estate**:

Situate in the Township of Raccoon, in the County of Gallia and the State of Ohio. Being in Section 31 of said Township, and beginning at a point on the South line of said Section where the same is intersected by the centerline of the Rio Grande-Centerpoint Road, County Road No. 23; thence West on the Section line 245 feet to a point; thence Northeast, parallel with the centerline of said road, 370 feet to a point; thence East 245 feet and to the centerline of said road; thence South, following the centerline of said road, 370 feet to the place of beginning, **containing 2.08 acres**, more or less.

SUBJECT to all legal easements and leases.

Parcel I.D. No.: 025-001-099-01

Property known as 3638 Cherry Ridge Road, Thurman, Ohio 45685

Instrument Reference: Book 690, Page 175, Official Records of Gallia County, Ohio.

GRANTOR, BY THE SIGNING OF THIS INSTRUMENT, ACKNOWLEDGES RECEIPT OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM FOR USE AS SET FORTH IN SECTION 5302.30 OF OHIO REVISED CODE (if applicable).

CERTIFICATION

Grantor, by the signing of this instrument, hereby certifies that the description above is the same real estate as that in instrument of record in Book 690, Page 175, Official Records of Gallia County, Ohio.

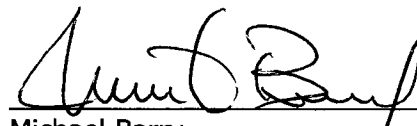
The preparer of this instrument makes no certification as to the accuracy of the legal description herein, nor as to any property address and/or tax identification numbers as they are provided solely for informational purposes; and further, the preparer of this instrument expresses no opinion of title to the herein described real estate.

To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees, Devin Gibbs and Kirsten Gibbs, husband and wife, jointly for life and to the survivor of them, their heirs and assigns forever, an undivided one-half (1/2) interest in and to the herein described real property; and Larry Carter and Kelly Carter, husband and wife, jointly for life and to the survivor of them, their heirs and assigns forever, an undivided one-half (1/2) interest in and to the herein described real property; and further, jointly for life and to the survivor of all of the Grantees herein the undivided whole interest in and to the herein described real property, subject to each respective one-half (1/2) interest as stated above, their heirs and assigns forever,

AND the said Heat King LLC, an Ohio limited liability company, does hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unencumbered**, and that it will **Defend** the same against all lawful claims of all persons whomsoever; taxes shall be pro-rated as of the date of this deed.

Executed By, the said Heat King LLC, an Ohio limited liability company, by Michael Barry and Tiffany Barry, same being all of the Members thereof, who have hereunto set their hands, on the date(s) acknowledged herein below.

Heat King LLC:


Michael Barry

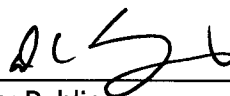

Tiffany Barry

State of Ohio
County of Gallia, SS.

The foregoing instrument was acknowledged before me, a Notary Public in and for said State and County without any conflict of interest, and personally appeared, the above-named, Heat King LLC, by Michael Barry, Member, on behalf of the company, this 9th day of October, 2025, and personally known to me or who has verified to me by identification to be said person with the same signature of record, who after being sworn an oath under penalty of perjury did sign the foregoing and further affirmed to and subscribed before me that the statements in the foregoing instrument are true.



DAVID C. EVANS, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.


Notary Public
My Commission Expires: _____

State of Ohio
County of Gallia, SS.

The foregoing instrument was acknowledged before me, a Notary Public in and for said State and County without any conflict of interest, and personally appeared the above-named, Heat King LLC, by Tiffany Barry, Member, on behalf of the company, this 9th day of October, 2025, and personally known to me or who has verified to me by identification to be said person with the same signature of record, who after being sworn an oath under penalty of perjury did sign the foregoing and further affirmed to and subscribed before me that the statements in the foregoing instrument are true.



DAVID C. EVANS, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

DCS
Notary Public
My Commission Expires: _____

This instrument prepared by David C. Evans, Attorney at Law, Cherrington, Moulton & Evans, 463 Second Avenue, Gallipolis, Ohio 45631.

Please return recorded document to David C. Evans, Attorney at Law.