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# WARRANTY DEED

MOLLY V. PLYMALE  
Recorder, Gallia Co., Ohio  
RECORDED - 7 VOL 360 PAGE 217  
DATE RECORDED 05-27-2004

36.00

**KNOW ALL MEN BY THESE PRESENTS**, that Lonnie Neal and Wanda Neal, his wife, of Gallia County, Ohio, in consideration of **ONE DOLLAR** and other considerations to them in hand paid by Clarence Lee Ridgely, unmarried, whose address is 615 Packhorse Ford Drive, Martinsburg, West Virginia 25401, do hereby **GRANT, BARGAIN, SELL AND CONVEY** Clarence Lee Ridgely, his heirs and assigns forever, the following described real estate:

**TRACT I.** Situate in the Township of Green, Section 12, Township 5 North, Range 15 West, County of Gallia and State of Ohio, to wit: Beginning at a point in the centerline of Fraley Drive (unspecified right of way), said point being a common corner to the land now or formerly owned by James Fraley (Volume 242 Page 151), Parcel C, Parcel A and the herein described 0.924 acre parcel currently owned by Lonnie E. Neal (Volume 338 Page 251) and being shown as Parcel B, this survey; thence leaving said Drive and with the division line of said Parcel A, North 87 degrees 31' 04" East, passing a 5/8" iron rebar with plastic cap set at 15.11', a total distance of 103.87' to a 5/8" iron rebar with plastic cap set in the division line of the land now or formerly owned by Ella Lone (Volume 155 Page 396); thence with the division line of said Long and the land now or formerly owned by Curtis Meyer (Volume 316 Page 247), South 00 degrees 29' 52" East 325.72 feet to a point in the centerline of Chickamauga Creek; thence with the centerline of said Creek, South 48 degrees 30' 27" West 147.55 feet to a point, a common corner to said parcel C; thence leaving said Creek and with said Parcel C and the centerline of said Fraley Drive the following (2) courses and distances; North 00 degrees 13' 23" East 344.62 feet to a point; North 01 degrees 59' 04" East 74.39 feet to the point of beginning, containing 0.924 of an acre or 40,260 square feet and being shown as Parcel B on that certain plat made as a result of a survey by Point Surveying and Mapping, Rouge 1, Box 495, Cottageville, W.V. 25239. A copy of said plat, dated 11 February 2004, is attached and made a part of this description.

This description is the result of an actual survey made by Gregory N. Lowe, under the direction of Delbert F. Bratcher, Ohio Registered Surveyor No. S-7913, January 29, 2004.

The above description was approved by Craig L. Barnes, Deputy County Engineer, February 12, 2004, by Terry Hemby, Gallia County Planning Commission on May 14, 2004, and by Stuart Lentz, Gallia County Health Department, May 20, 2004.

***This parcel is located in a special flood hazard area and requires a permit from the floodplain office prior to any new development construction.***

PARCEL I.D. #008-001-058-00050

**TRACT II.** Situate in the Township of Green, Section 12, Township 5 North, Range 15 West, County of Gallia, and State of Ohio, to wit: Commencing at a point where the west line of Section 12, Green Township crosses the centerline of State Route 35; thence along the centerline of said Road, North 83 degrees 29' 03" East 634.40 feet to a point, a common corner to the land now or formerly owned by James Fraley (Volume 242 Page 151); thence with the division line of said Fraley, South 00 degrees 48' 31" West 255.80 feet to a Stone found, a common corner to the herein described 1.029 acre parcel currently owned by Lonnie E. Neal (Volume 338 Page 251) and being shown as Parcel C, this survey. Said Stone being the true point of beginning; thence with the division line of said Fraley, North 87 degrees 31' 04" East passing a wooden fence post at 85.09 feet, a total distance of 101.67 feet to a point in the centerline of Fraley Drive (Unspecified right of way), said point being a common corner to Parcels A & B, this survey; thence with the centerline of said Drive and the division line of said Parcel B the following (2) courses and distances; 1) South 01 degrees 59' 04" West 74.39 feet to a point; 2) South 00 degrees 13' 23" West 344.62 feet to a point in the centerline of Chickamauga Creek; thence with the centerline of said Creek the following (3) courses and distances; 1) South 48 degrees 13' 44" West 57.60 feet to a point; 2) North 64 degrees 30' 58" West 37.36 feet to a point; 3) South 86 degrees 20' 01" West 27.22 feet to a point, a common corner to said James Fraley; thence with the division line of said Fraley north 00 degrees 48' 31" east passing a 10" wooden post found at 12.56 feet, a total distance of 438.64 feet to the point of beginning, containing 1.029 acres and

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being shown as Parcel C on that certain plat made as a result of a survey by Point Surveying and Mapping, Route 1 Box 495, Cottageville, W.V. 25239. A copy of said plat, dated 11 February 2004, is attached hereto and made a part of this description.

This descriptions is the result of an actual survey made by Gregory N. Lowe, under the direction of Delbert F. Bratcher, Ohio Registered Surveyor No. S-7913, February 11, 2004.

The above description was approved by Craig L. Barnes, Deputy County Engineer, February 12, 2004, by Terry Hemby, Gallia County Planning Commission on May 14, 2004, and by Stuart Lentz, Gallia County Health Department, May 20, 2004.

*This parcel is located in a special flood hazard area and requires a permit from the floodplain office prior to any new development construction.*

PARCEL I.D. #008-001-058-00

**GRANTORS, BY THE SIGNING OF THIS DEED, ACKNOWLEDGES RECEIPT OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM FOR USE AS SET FORTH IN O.R.C. SECTION 5302.30. (If applicable)**

For grantor's source of title, reference is made to deed of record in Volume 338, page 251, Deed Records of said county.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said grantors in and to said premises; **TO HAVE AND TO HOLD** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, Clarence Lee Ridgely, his heirs and assigns forever.

And the said Lonnie Neal and Wanda Neal, do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will **DEFEND** the same against all lawful claims of all persons whomsoever. Taxes shall be pro-rated as of the date of the delivery of this deed.

**EXECUTED BY** the said Lonnie Neal and Wanda Neal, his wife, who hereby releases all of her expectancy of dower in said premises, who have hereunto set their hands this 24<sup>th</sup> day of May, 2004.

Conveyance has been examined and the grantor has complied with section 519.202 of the revised code.  
Fee \$ 472.00 5/28/04  
Exempt \_\_\_\_\_  
Larry M. Betz County Auditor

*Lonnie Neal*  
\_\_\_\_\_  
Lonnie Neal

*Wanda Neal*  
\_\_\_\_\_  
Wanda Neal

ADDRESS APPROVED *5/28/04* DATE  
STEVE MCGHEE  
GALLIA COUNTY TREASURER

**STATE OF OHIO, COUNTY OF GALLIA, SS.**

Before me, a Notary Public in and for said County and State, personally appeared Lonnie Neal and Wanda Neal, grantors herein, who under penalty of perjury in violation of Section 2921.11 of the Ohio Revised Code represented to me to be said persons and who signed the foregoing instrument and acknowledged the same as their voluntary act and deed this 24<sup>th</sup> day of May, 2004.

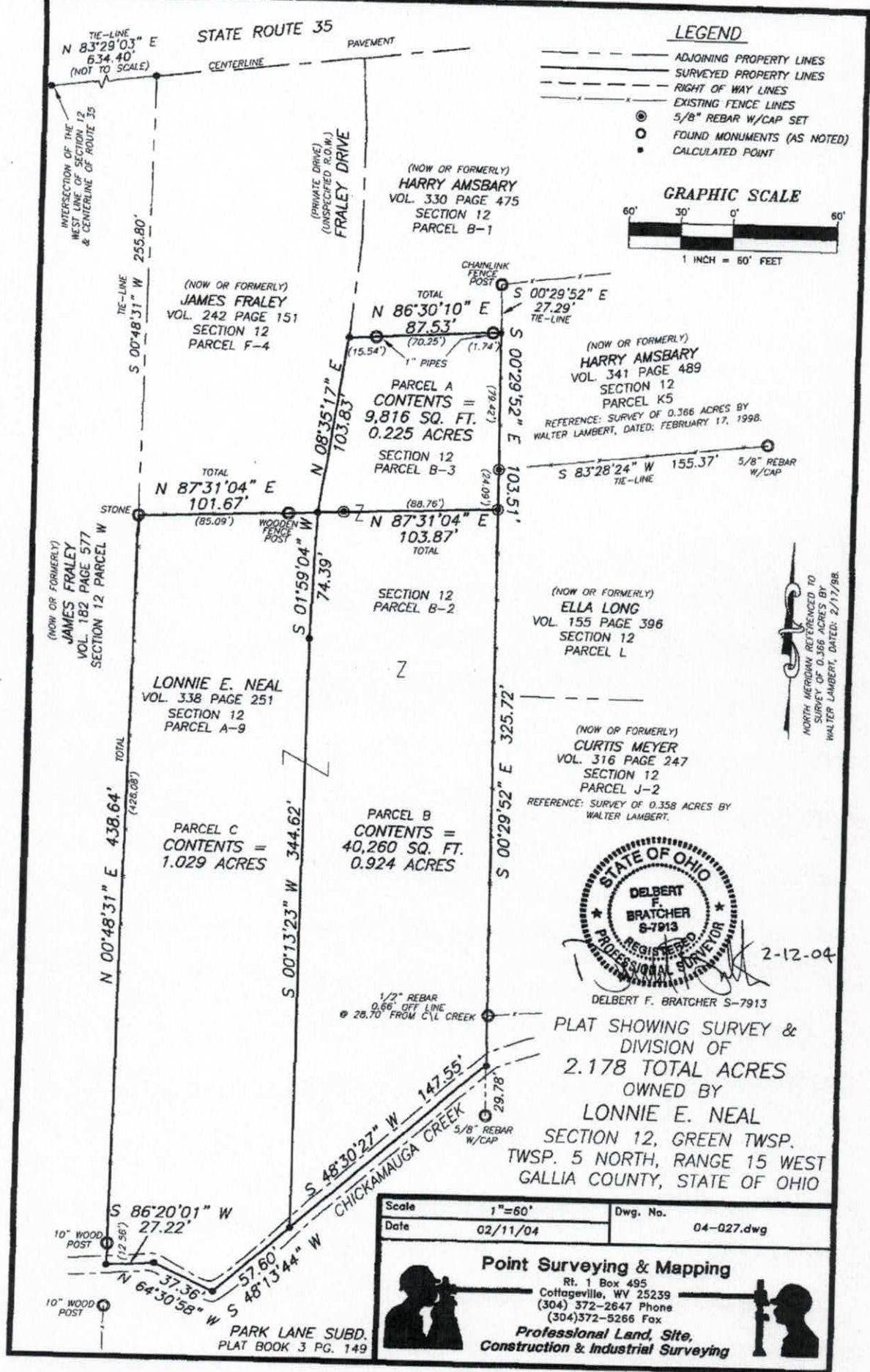
**WITNESS** my official signature and seal on the day last above mentioned.

*Phyllis Russell*  
\_\_\_\_\_  
Notary Public, State of Ohio

PHYLLIS RUSSELL  
Notary Public, State of Ohio  
My Commission Expires May 22, 2005



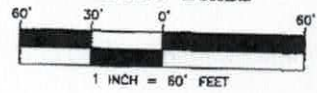
*Th.S.*  
This instrument prepared by Thomas S. Moulton, Jr., Attorney at Law, of the law firm of Cherrington, Moulton & Evans, 463 Second Avenue, P. O. Box 409, Gallipolis, Ohio 45631-0409.



**LEGEND**

- ADJOINING PROPERTY LINES
- ===== SURVEYED PROPERTY LINES
- RIGHT OF WAY LINES
- EXISTING FENCE LINES
- ⊙ 5/8" REBAR W/CAP SET
- FOUND MONUMENTS (AS NOTED)
- CALCULATED POINT

**GRAPHIC SCALE**



2-12-04

PLAT SHOWING SURVEY &  
 DIVISION OF  
 2.178 TOTAL ACRES  
 OWNED BY  
 LONNIE E. NEAL  
 SECTION 12, GREEN TWP.  
 TWP. 5 NORTH, RANGE 15 WEST  
 GALLIA COUNTY, STATE OF OHIO

Scale	1"=60'	Dwg. No.	04-027.dwg
Date	02/11/04		

**Point Surveying & Mapping**  
 Rt. 1 Box 495  
 Cottageville, WV 25239  
 (304) 372-2647 Phone  
 (304)372-5266 Fax  
**Professional Land, Site,  
 Construction & Industrial Surveying**