

HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY ME
CONV.FEE 200.00 EX
TRAN.FEE 0.50 DATE 11-30-20

DEED APPROVED FOR TRANSFER

DATE 11/30/20 BY KM

HARRISON COUNTY ENGINEER



202000003306 11/30/2020 12:17 PM

Filed for Record in HARRISON County, OH

Joshua Willis, Recorder Rec Fees: \$42.00

GWD OR Vol 272 Pgs 5846 - 5848

AFTER RECORDING RETURN TO:
Valley Title Agency, LP
16813 St. Clair Ave, Suite 401
East Liverpool, OH 43920
File No. 2020-309

VALLEY TITLE AGENCY LP
16813 ST CLAIR AVE STE 401
EAST LIVERPOOL, OH 43920

Inst #202000003306

This document prepared by:
IRA A. RICHARDSON, III, ESQ.
230 West Pike Street, Suite 228
Clarksburg, WV 26301
866-333-3081

GENERAL WARRANTY DEED

Diana M. Piergallini, single, whose address is 500 N. Main Street, Cadiz, OH 43907, hereinafter referred to as Grantor, for valuable consideration paid, grant(s), with general warranty covenants, to **Gregory Donald Fogle**, whose tax mailing address is 500 N. Main Street, Cadiz, OH 43907, hereinafter referred to as Grantee, the following described real property located in Harrison County, Ohio:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Permanent Parcel Number: 05-0002331.011

Property Address: 500 N. Main Street, Cadiz, OH 43907

Prior instrument reference: OR Book 209, Page 224, Recorded: 07/10/2013

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions, restrictions, and easements of record.

Executed this 20th day of November, 2020.

Diana M. Piergallini
Diana M. Piergallini

STATE OF OHIO
COUNTY OF HARRISON

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

Before me, a Notary Public in and for said County and State, personally appeared **Diana M. Piergallini**, whose identity was known or proven to me and who did sign the foregoing instrument and acknowledged the signing hereof to be their voluntary act and deed.

In testimony thereof, I have hereunto set my hand and official seal at Cadiz, State of Ohio, on this 20th day of November, 2020.

Larry M. Petrella
Notary Public

Larry M. Petrella
Printed Name



Larry M. Petrella
Notary Public In and For
the State of Ohio
My Commission Expires
July 14, 2021

My commission expires: 7.14.21

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The land with all the buildings and improvements thereon, situated at 500 N. Main Street, Town of Cadiz, Harrison County, State of Ohio, said premises being further described as follows:

Situated in the Village of Cadiz, County of Harrison, State of Ohio.

Being a part of the SW quarter of Section 36, Twp. 9, and Range 4 and being part of Volume 225, Page 111 and part of parcel number 05-0002331.000 and being described as follows:

Beginning at the SW corner of Section 36, thence N. $26^{\circ} 16' 01''$ E. 2741.90 ft. to an iron pin found at the NW corner of a 5 acre tract and being 30 ft. from centerline of North Main Street and known as the true place of beginning of the tract herein described.

Thence with said street N. $16^{\circ} 48' 57''$ E. 159.05 ft. to an iron pin set;

Thence leaving said street, S. $73^{\circ} 10' 20''$ E. 274.00 ft. to an iron pin set;

Thence S. $16^{\circ} 48' 57''$ W. 159.03 ft. to an iron pin set;

Thence N. $73^{\circ} 10' 37''$ W. 274.00 ft. to the place of beginning and containing 1 acre surveyed by H. B. Engineering/Surveyor Philip A. Nichol #7894 in June, 2001. Iron pins set are 30" x 5/8 rebar capped PAN 7894. Basis of bearing south line of a 3 acre tract, N. $62^{\circ} 16' 27''$ W. by previous survey. Subject to all restrictions and rights of ways of record and all road right of way.

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