

## GENERAL WARRANTY DEED

[Two Individuals to LLC]

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_ and \_\_\_\_\_, Two Individuals, hereinafter referred to as "Grantors", do hereby grant with general warranty covenants to \_\_\_\_\_, a Limited Liability Company organized under the laws of the state of \_\_\_\_\_, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Ohio, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

Auditor's Parcel No. \_\_\_\_\_

Prior instrument reference: Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Ohio.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

\_\_\_\_\_ (Name of spouse of Grantor) ☐ wife ☐ husband of  
the Grantor releases all right of dower therein (*mark if applicable.*)

\_\_\_\_\_ (Name of spouse of Grantor) ☐ wife ☐ husband of  
the Grantor releases all right of dower therein (*mark if applicable.*)

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(1<sup>st</sup> Grantor's Signature)

\_\_\_\_\_  
(1<sup>st</sup> Grantor's Spouse's Signature – if required)

**Signed in our presence:**

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
(2<sup>nd</sup> Grantor's Signature)

\_\_\_\_\_  
(2<sup>nd</sup> Grantor's Spouse's Signature – if required)

**Signed in our presence:**

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
(Witness Signature)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Grantee's Address:

Grantor's Addresses:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of OHIO, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_ by  
\_\_\_\_\_ ,

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary

My commission expires: \_\_\_\_\_

State of OHIO, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_ by  
\_\_\_\_\_ ,

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary

My commission expires: \_\_\_\_\_

**This Instrument was prepared by:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name

# EXHIBIT A