

GENERAL WARRANTY DEED

Carolyn E. Hill, a/k/a Carolyn Taylor Hill, a single person, Grantor, for valuable consideration paid, grants, with general warranty covenants to Pilot Travel Centers LLC, a Delaware Limited Liability Company, whose tax mailing address is 5508 Lonas Road, Knoxville, Tennessee 37909, the real estate described on Exhibit A attached hereto,:

Parcel number: 060-015-0-00-015-00

Street address of property: 12983 State Route 35, Jeffersonville, Ohio 43218

Prior Instrument Reference: Instruments Number 2003-3531 through 2003-3536, in Book 32, at Pages 1265 through 1292 of the Auditor's Records of Fayette County, Ohio..

200300004752  
Filed for Record in  
FAYETTE COUNTY, OHIO  
CATHY TEMPLIN  
07-28-2003 At 10:10 am.  
DEED 14.00  
OR Book 134 Page 600 - 601

Signed this 26th day of June, 2003

*Carolyn E. Hill*  
\_\_\_\_\_  
Carolyn E. Hill

WITNESSES:

*James C. Thompson*  
\_\_\_\_\_  
James C. Thompson

*Rose Volkert*  
\_\_\_\_\_  
Rose Volkert

200300004752  
CHICAGO TITLE INSURANCE COMPANY  
ONE DAYTON CENTRE  
ONE S MAIN ST STE 330  
DAYTON, OH 45402

STATE OF OHIO )  
                          )     SS:  
COUNTY OF FRANKLIN )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 2003 by Carolyn E. Hill..

*James C. Thompson*  
\_\_\_\_\_  
JAMES C. THOMPSON, Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

After Recording, return to:  
  
Chicago Title  
Suite 175  
4607 San Pedro  
San Antonio, Texas 78232

TRANSFERRED  
This Conveyance has been examined and  
the Grantor has complied with Section  
319.202 of the Revised Code  
  
JUL 28 2003  
  
FEE \$ 350.00  
EXEMPT \$ \_\_\_\_\_  
PENNY S. JOHNSON, Fayette County Auditor

Prepared By:  
  
James C. Thompson, Esq.  
Suite 208  
7509 East Main Street  
Reynoldsburg, Ohio 43068

RECORD OF POOR QUALITY  
DUE TO CONDITION OF ORIGINAL DOCUMENT

SITUATED IN JEFFERSON TOWNSHIP, FAYETTE COUNTY, OHIO AND BEING A PART OF VIRGINIA MILITARY SURVEY #1361 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RELOCATED U.S. ROUTE 35 WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 71, SAID POINT BEING 100.00 FEET RIGHT OF CENTERLINE STATION 35 + 45.00 ON U.S. ROUTE 35 AND 380.03 FEET LEFT OF CENTERLINE STATION 370 + 37.49 ON INTERSTATE HIGHWAY 71; THENCE N 57° 57' 40" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 35 A DISTANCE OF 35.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE S 32° 02' 20" W. A DISTANCE OF 50.00 FEET TO A POINT; THENCE N 57° 57' 40" W. A DISTANCE OF 50.00 FEET TO A POINT; THENCE N 32° 02' 20" E. A DISTANCE OF 30.00 FEET TO A POINT, THENCE N 57° 57' 40" W. A DISTANCE OF 498.66 FEET TO A POINT; THENCE S. 32° 02' 20" W. A DISTANCE OF 180.00 FEET TO A POINT; THENCE N. 57° 57' 40" W. A DISTANCE OF 148.05 FEET TO A POINT IN THE CENTERLINE OF EXISTING ALLEN ROAD (RELOCATED GARRINGER-EDGE ROAD); THENCE N 4° 18' 30" E. ALONG THE CENTERLINE OF ALLEN ROAD (RELOCATED GARRINGER-EDGE ROAD) 225.95 FEET TO AN IRON PIN AT THE INTERSECTION OF SAID CENTERLINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 35, THENCE S. 57° 57' 40" E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 35, 801.85 FEET TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 1.207 ACRES, MORE OR LESS.

Date 7-28-2003  
Fayette County Auditor  
Penny S. Johnson  
Approved By: M. B. L.

**REAL PROPERTY CONVEYANCE FEE STATEMENT OF VALUE AND RECEIPT**

If exempt by O.R.C. 319.54(F)(3), Use DTE Form 100 (EX)

**FOR COUNTY AUDITOR'S USE ONLY**

Type Instrument <u>WD</u>	Tax List Year <u>2002</u>	County Number <u>24</u>	Tax. Dist. Number <u>1040</u>	Date <u>7-28-03</u>
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Property Located in \_\_\_\_\_ Taxing District \_\_\_\_\_

Name on Tax Duplicate \_\_\_\_\_ Tax Duplicate Year \_\_\_\_\_

Acct. or Permanent Parcel No. 060-015-0-00-015-00 Map Book \_\_\_\_\_ Page \_\_\_\_\_

Description: Jefferson Shop  Platted  Unplatted

VMS 1361 1.21ac. 50'

warranty

AUDITOR'S COMMENTS:  Split  New Plat  New Improvements  Partial Value

C.A.U.V.  Building Removed  Other \_\_\_\_\_

Number <u>453</u>
No. of Parcels <u>1</u>
DTE Code No. <u>452</u>
Neigh. Code
No. of Acres
Land Value <u>21460</u>
Bldg. Value <u>4240</u>
Total Value <u>25700</u>
DTE Use Only
DTE Use Only
DTE Use Only
Consideration <u>350000</u>
DTE Use Only Valid Sale
1. YES      2. NO

**GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION**

TYPE OR PRINT ALL INFORMATION

SEE INSTRUCTIONS ON REVERSE

- Grantor's Name Carolyn Taylor Hill Phone: 614/539-6335
- Grantee's Name Pilot Travel Centers LLC Phone: 865/588-7488  
Grantee's Address \_\_\_\_\_
- Address of Property 12983 State Route 35, Jeffersonville, Ohio
- Tax Billing Address Pilot Travel Centers, 539 S. Main St., Findlay, OH 45840
- Are there buildings on the land?  YES  NO If yes check type:  
 1, 2 or 3 Family Dwlg.  Condominium  Apartment: No. of Units \_\_\_\_\_  
 Manufactured (mobile) home  Farm buildings  Other: \_\_\_\_\_  
If land is vacant, what is intended use? undetermined at present
- Conditions of Sale (Check all that apply):  Grantor is Relative  Part Interest Transfer  Land Contract  
 Trade  Life Estate  Leased Fee  Leasehold  Mineral Rights Reserved  Gift  
 Grantor is Mortgagee  Other: \_\_\_\_\_
- a) New Mortgage Amount (If any) ..... \$ \_\_\_\_\_  
b) Balance Assumed (If any) ..... \$ \_\_\_\_\_  
c) Cash (If any) ..... \$ 350,000.00  
d) Total Consideration (Add Lines 7a, 7b and 7c) ..... \$ 350,000.00  
e) Portion, if any, of total consideration paid for items other than real property ..... \$ -0-  
f) Consideration for real property on which fee is to be paid (7d minus 7e) ..... \$ 350,000.00  
g) Name of Mortgagee N/A  
h) Type of Mortgage  Conv.  F.H.A.  V.A.  Other: N/A  
i) If gift, in whole or part, estimated market value of the real property N/A ..... \$ \_\_\_\_\_
- Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person, or surviving spouse homestead exemption for the preceding or current tax year?  YES  NO. If yes, complete DTE Form 101.
- Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year?  YES  NO. If yes, complete DTE Form 102.
- Application For 2 1/2% Reduction (NOTICE: failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed): Will this property be grantee's principal residence by January 1 of next year?  YES  NO.  
If yes, is the property a multi-unit dwelling?  YES  NO.

I DECLARE UNDER PENALTIES OF PERJURY THAT THIS STATEMENT HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE, CORRECT AND COMPLETE STATEMENT.

[Signature]  
SIGNATURE of GRANTEE or REPRESENTATIVE

7-18-03  
DATE

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Receipt Number

**RECEIPT FOR PAYMENT OF CONVEYANCE FEE**

The conveyance fee required by section 319.54(F)(3) R.C., and, if applicable, the fee required by Chapter 322 R.C., in the total amount of \$ 350.00 has been paid by \_\_\_\_\_ and received

by the [Signature] County Auditor.

Penny S. Johnson COUNTY AUDITOR

DATE 7-28-03