

BLUEROCK TITLE
114 Pasadena Drive, Suite 275
Lexington, Kentucky 40503

Telephone (859) 800-9888 admin@bluerocktitle.com

July 12, 2022

Mr. Jim Halfhill, Sr.
Rector Hayden Realtors

Via email: jhalfhill@rhr.com

Re: Auction of Robert C. Sims property, Outlet Center Drive, Georgetown, Scott County, Kentucky

Greetings:

Please be advised that a sixty (60) year examination has been conducted of the real estate records of the Scott County Clerk relative to a tract of land now vested in **ROBERT C. SIMS, an individual**. As of this date our title search revealed the following:

- I. The property is referred to as Map No. 190-10-088.000 by the Scott County Property Valuation Administrator and has an assessed value of \$1,120,000.00.

The property is particularly described as follows:

Being all of Parcel 3 (Remaining 2.78 acres) of the Robert C. Sims/Outlet Center Drive Property, City of Georgetown, Scott County, Kentucky, as shown by plat of LEKH Enterprises, LLC, Outlet Center Drive, recorded in Plat Cabinet 12, Slide 232, in the Office of the Scott County Clerk.

Being part of the same property conveyed to Robert C. Sims, an individual, by deed dated the 29th day of September, 1986, of record in Deed Book 167, Page 613. See also Affidavit in Aid of Title of record in Miscellaneous Book 3, Page 242; and, Miscellaneous Book 4, Page 443; all records of the Scott County Clerk.


- II. There are no filed liens that encumber the property; however, it is subject to the following restrictions:
- (A) No portion of the land shall be used as a tire store, auto parts store or any other business that derives a majority of its income from these two activities, as described in Deed dated the 26th day of November, 1986, from Robert C. Sims and Dorothea R. Sims, his wife, to Frank Shoop and Josephine L. Shoop, of record in Deed Book 168, Page 395, in the aforesaid Clerk's Office.
- (B) Property is not to be used for a period of fifty (50) years from and after August 1, 1996, for a motel, hotel, or any other use whereby rooms are rented to transient guests, as described in Deed the 15th day of August, 1996, from Robert C. Sims and Dorothea R. Sims, his wife, to Mahendra Kasanbhai and Sarojini Mahendra Kasanbhai, his wife, of record in Deed Book 219, Page 428, in the aforesaid Clerk's Office.

- III. The Scott County ad valorem tax was last paid on April 18, 2022 in the amount of \$11,885.00 for the 2021 tax year. The City of Georgetown ad valorem tax was last paid on January 3, 2022, in the amount of \$728.00 for the 2021 tax year. There are no delinquent taxes as to this real property.
- IV. Any unrecorded lease or bond is beyond the scope of this title opinion. Furthermore, this letter makes no warranty or certification offered as to compliance with federal or state law covering environmental concerns, toxic materials or hazardous substance.
- V. The accuracy of any description or survey concerning the subject property is beyond the scope of this title opinion.
- VI. Property is subject to utility easements.

It is the opinion of the undersigned that with the execution of a General Warranty Deed from Robert C. Sims and Dorothea R. Sims, his wife, the subject property can be conveyed, subject to the restrictions described hereinabove.

Please contact our office if any further information is needed.

BLUEROCK TITLE

By: 
Daniel H. Miller, Attorney At Law

THOROUGHbred ENGINEERING
CIVIL DESIGN, LAND SURVEYING
(502) 863-2756
P.O. BOX 481 LEWISTON, KY 40348



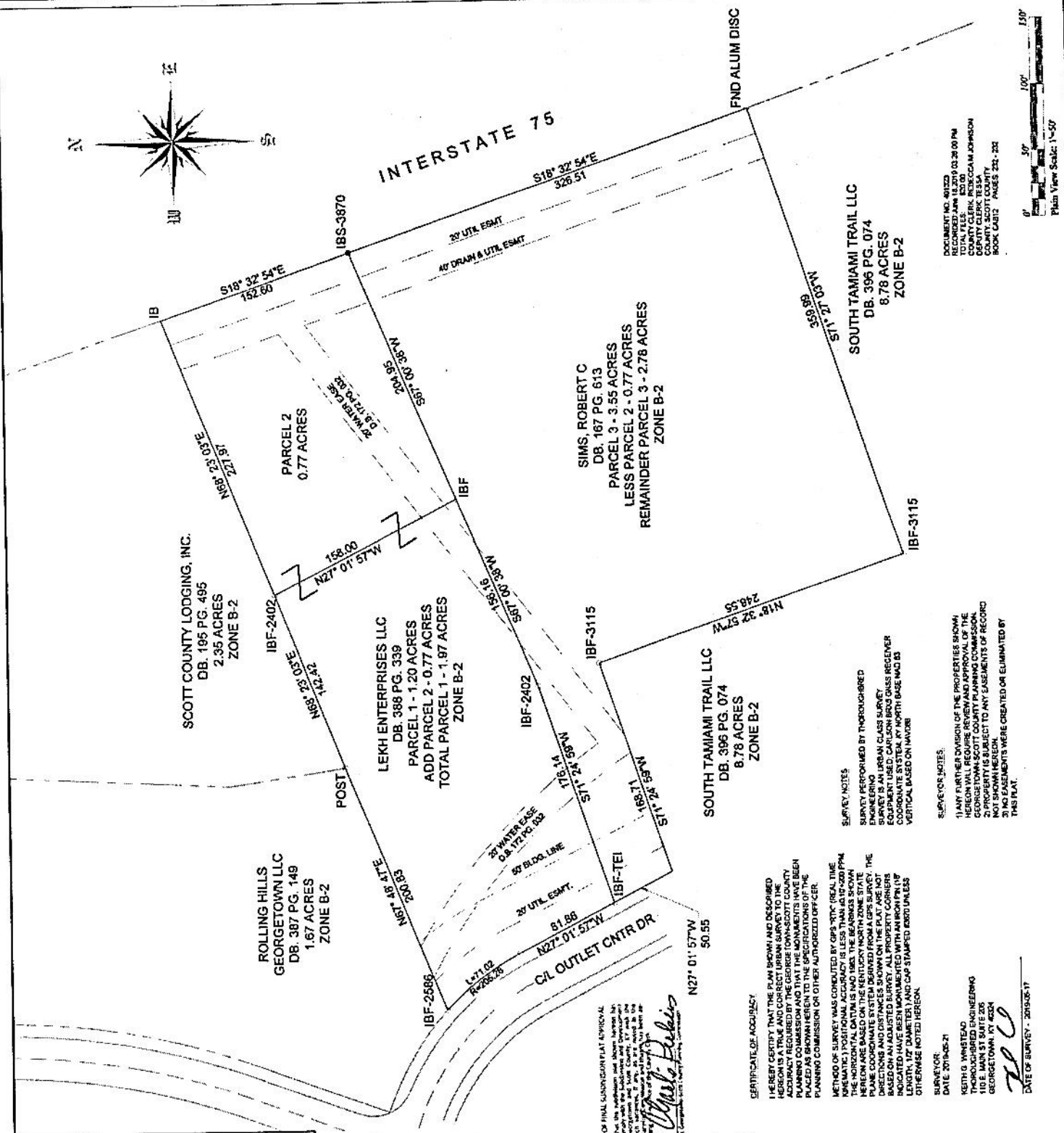
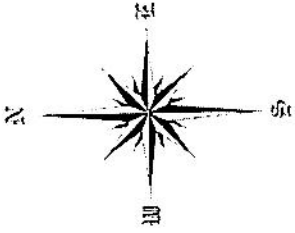
MINOR TRANSFER & CONSOLIDATION PLAT

LEKH ENTERPRISES, LLC

OUTLET CENTER DRIVE

Georgetown, Scott County, KY 40324

PROJECT NAME	MINOR TRANSFER & CONSOLIDATION PLAT
DATE	12/23/21
REVISION DATE	
REVISION	
DATE	
BY	
FOR	
BY	
DATE	



DOCUMENT NO. 40324
DATE OF SURVEY 12/23/21
TOTAL FEES \$2,000
COUNTY CLERK, KENNEDY JOHNSON
COUNTY CLERK, KENNEDY JOHNSON
STATE OF KENTUCKY
COUNTY, SCOTT COUNTY
BOOK DART 2 PAGES 231-232

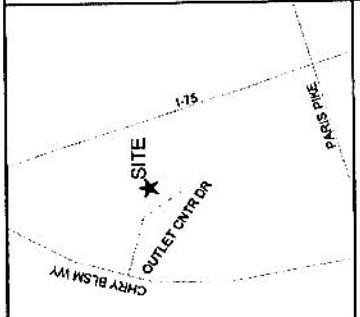
SURVEY NOTES
SURVEY PERFORMED BY THOROUGHbred ENGINEERING
SURVEY IS AN URBAN CLASS SURVEY
EQUIPMENT USED: CAROLAN BROOK GNS RECEIVER
COORDINATE SYSTEM IS NORTH BASE NAD 83
VERTICAL BASED ON NAUDR

SURVEYOR NOTES
I, THE SURVEYOR, HAVE PERSONALLY AND APPROVAL OF THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
3) NO EASEMENTS WERE CREATED OR ELIMINATED BY THIS PLAT.

CERTIFICATE OF ACCURACY
I, THE SURVEYOR, CERTIFY THAT THE PLAN BROWN AND DISCLOSED HEREON IS TRUE AND CORRECT URBAN SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.
METHOD OF SURVEY WAS CONDUCTED BY GPS RTK (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN 6.0 CM (2.0 INCH). THE HORIZONTAL DATUM IS THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MEASURED AND CAP STAMPED 680 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR
DATE 2021-06-21
KEITH G. WHISTEAD
THOROUGHbred ENGINEERING
110 E. MAIN ST SUITE 200
GEORGETOWN, KY 40324

Keith G. Whistead
DATE OF SURVEY: 2021-06-21



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO TRANSFER AND CONSOLIDATE PARCELS 2 WITH PARCELS 1, AS SHOWN.

PROXIMATE OWNERS
LEKH ENTERPRISES LLC
250 OUTLET CENTER DRIVE
GEORGETOWN, KY 40324
IBF2586-26 PARCELS 2A

Site Statistics
Parcel Number: 194-10-077-000
ZONE B-2
Existing Property 1.20 Acres
New Property 1.97 Acres
Setback Dimensions:
Front - 50'
Side - 0'
Rear - 0'

CERTIFICATE OF OWNERSHIP & DEDICATION
I, THE UNDERSIGNED, CERTIFY THAT I AM (WE AND THE OWNERS) THE PROPERTY AND A PART OF THE PLAT BROWN AND DISCLOSED HEREON IS TRUE AND CORRECT URBAN SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

ADDITIONAL NOTE
PROPERTY OWNERSHIP INFORMATION FOR ZONE B-2 HEREON IS BASED ON INFORMATION OBTAINED FROM PUBLICLY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Dumb Book 388, Pg. 339), SCOTT COUNTY PVA, ETC.) THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF THE INFORMATION HEREON. REPRESENTATIONS OF SUCH NATURE (INCLUDING PROPERTY LINES INCLUDING EASEMENTS, ETC.)

LEGEND

- SET OUT IRON BARS W/ CAP "CELESTY"
- 1/2" IRON BARS W/ CAP AS NOTED
- BOUNDARY LINE
- - - ADJACENT APPR. BOUNDARY
- - - BUILDING LINE
- - - EASEMENT AS NOTED

THOROUGHbred ENGINEERING
CIVIL DESIGN, LAND SURVEYING
(502) 863-2756
P.O. BOX 481 LEWISTON, KY 40348

THOROUGHbred ENGINEERING
CIVIL DESIGN, LAND SURVEYING
(502) 863-2756
P.O. BOX 481 LEWISTON, KY 40348

DATE OF SURVEY: 2021-06-21

DATE OF SURVEY: 2021-06-21

DATE OF SURVEY: 2021-06-21

R.1050

THIS DEED made and entered into this 26th day of November, 1986, by and between ROBERT C. SIMS and DOROTHEA R. SIMS, his wife, hereinafter referred to as "GRANTORS", and C. FRANK SHOOP and JOSEPHINE L. SHOOP, whose mailing address is 118 North Hamilton Street, Georgetown, Kentucky 40324, hereinafter referred to as "GRANTEES".

W I T N E S S E T H:

That for and in consideration of the sum of Four Hundred Seventy-five Thousand (\$475,000.00) Dollars, cash in hand paid, the receipt of all of which is hereby acknowledged, the GRANTORS have BARGAINED AND SOLD and do hereby GRANT AND CONVEY unto the GRANTEES, an undivided one-half (1/2) interest each as joint tenants, their respective heirs and assigns forever, all of the following property located in Scott County, Kentucky, and more particularly described as follows, to-wit:

All that parcel or tract of land located on the east side of U. S. Highway 62 in Georgetown, Scott County, Kentucky, and more fully described as follows:

Beginning at a point in the east right-of-way line of U. S. 62 and the northern property line of the Maple Grove Cemetary; thence in a northerly direction with said right-of-way line of U. S. 62, a curve to the right, a distance of 273.97 feet to a point; thence N 88-36-38 East 35 feet to a point; thence continuing with said right of way and a curve to the right, 226.03 feet to an iron pin; thence with two new lines in an easterly direction S 76-45-17 E 475.00 feet and S 27-31-50 E 521.76 feet to a point in the centerline of Old Oxford Road; thence along said centerline for two calls S 47-07-27 W 38.0 feet and S 44-24-40 W 211.71 feet to a corner of Maple Grove Cemetary thence along the northern property line of said Maple Grove Cemetary N 65-29-15 W 599.84 feet to the point of beginning and containing 8.050 + acres, and being all of Tract 2 as shown on the final subdivision plat of Robert Sims, Georgetown, Kentucky, prepared by C. Tom Price & Associates, Consulting Engineers and Surveyors, dated November 17, 1986, recorded simultaneously herewith in the Office of the Scott County Court Clerk, appearing of record in said Clerk's Office Plat Cabinet 465, Slide 465.

Being a part of the same property which was conveyed unto Robert C. Sims by Deed from Hanksims, Inc., a Kentucky corporation, dated the 9 day of September, 1986, of record in the Office of the Scott County Court Clerk in Deed Book 167, Page 615.

nailed 12-2-86
Sperlin & Associates, attys
214 N. Third St.
Richmond, Ky. 40495

TO HAVE AND TO HOLD the same unto the GRANTEES, an undivided one-half (1/2) interest each, as joint tenants, their respective heirs and assigns forever.

The GRANTORS do hereby release and relinquish unto the GRANTEES, their heirs and assigns, all GRANTORS' right, title and interest in and to the aforesaid property, including any homestead exemption and all other exemptions allowed by law; and do hereby covenant to and with the GRANTEES that GRANTORS are lawfully seized in fee simple title in and to said property; that GRANTORS have good and perfect right to sell and convey the same as herein done; that the title thereto is free, clear and unencumbered, except as hereinafter set out; and GRANTORS will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that this conveyance is made subject to all easements and restrictions of record in the said Scott County Court Clerk's Office, the lien to secure payment of current ad valorem taxes, and any and all regulations imposed by the Scott County Planning and Zoning authorities.

PROVIDED, FURTHER, that the GRANTORS do hereby covenant and agree to and with the GRANTEES that no portion of the remaining lands of the GRANTORS acquired by Deed from Hanksims, Inc., dated the 9 day of September, 1986, of record in the Office of the Scott County Court Clerk in Deed Book 167, Page 613, shall be used as a tire store, auto parts store or any other business that derives a majority of its income from these two activities. The within restrictive covenant shall be and is intended to be a restrictive covenant running with the land and the GRANTORS do hereby covenant and agree to and with the GRANTEES that the GRANTORS shall include the within restrictive covenant in any and all deeds conveying any portion of the remaining lands of the GRANTORS acquired by the aforesaid Deed from Hanksims, Inc.

IN WITNESS WHEREOF, the GRANTORS hereunto have set their hands on this the day and year first above written.

[Signature]
ROBERT C. SIMS

[Signature]
DOROTHEA R. SIMS

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by Robert C. Sims and Dorothea R. Sims, his wife, on this the 26th day of November, 1986.

My Commission expires: 9/12/88

PD. TAYL
475.00

[Signature]
NOTARY PUBLIC, STATE-AT-LARGE
KENTUCKY

PREPARED BY:

HAYS, MOSS & LYNN
267 West Short Street
Lexington, Kentucky 40507
Telephone: (606) 253-9523

BY [Signature]
CATHERINE R. MENG

State of Kentucky
County of Scott, S.C.

I, Helen Juett, Clerk In and for the County and State aforesaid, certify that the foregoing deed

was this day lodged for record at 3:42 pm

Whereupon the same, with the foregoing and this certificate have been duly recorded in my office.

Witness my hand this 26 day of Nov, 1986

HELEN JUETT, CLERK

By [Signature] D.C.

12.001
PA

THIS DEED, made and entered into this 15th day of August, 1996, by and between Robert C. Sims and Dorothea R. Sims, his wife, of 310 West Short Street, Lexington, Kentucky 40507, parties of the first part, and Mahendra Kasanbhai and Sarojini Mahendra Kasanbhai, his wife, of 3100 Revilo Road, Winchester, Kentucky 40391, parties of the second part, all of Winchester, Clark County, Kentucky,

WITNESSETH: That for and in consideration of the sum of TWO HUNDRED SIXTY NINE THOUSAND THREE HUNDRED EIGHTEEN DOLLARS AND EIGHTEEN CENTS (\$269,318.18), cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and by these presents do bargain, sell and convey unto the parties of the second part for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns, the following described real estate:

The certain lot or parcel of land located on the East side of Commercial Drive, West of Interstate Highway 75 in Georgetown, Scott County, Kentucky, more particularly described as Parcel 6B on the Minor Subdivision Plat of Robert Sims Property dated August 15th, 1996, and recorded in Plat Slide 1649, Scott County Court Clerk's Office, to what plat reference is made for a more particular description of said property. Being part of the same property conveyed to Robert C. Sims by Hank Sims, Inc., dated September 29, 1986 and of record in Deed Book 167, Page 613, Scott County Court Clerk's Office.

This conveyance is subject to all easements, conditions, restrictions and covenants of record in the Scott County Clerk's Office. 1996 ad valorem property taxes are to be prorated between the parties as of the date hereof.

Parties of the first part do hereby agree that for a period of fifty (50) years from and after August 1, 1996, parties of the first part nor their heirs or assigns shall not use any part of

on file to prepare
w/envelope 8-16-96

Lot 6 as shown on Plat Slide 1277, Scott County Clerk's Office, presently owned by them for a motel, hotel, or any other use whereby rooms are rented to transient guests. This restriction shall inure to the benefit of the second parties, their heirs and assigns forever, who may proceed at law or equity against any person or entity violating or attempting to violate said restriction by either action to restrain the violations, or mandatory removal of a violation or to receive damages.

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances thereunto belonging, unto the parties of the second part for their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns, forever, with Covenant of General Warranty.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for this property. Second parties (grantees herein) join in executing this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN WITNESS WHEREOF, the parties of the first and second parts have subscribed their names as of the day and year first above written.

[Signature]
Robert C. Sims

[Signature]
Dorothea R. Sims

STATE OF KENTUCKY)
COUNTY OF Scott) SCT.

\$269.50 transfer tax pd

I, JOHN H. Rompf JR, a Notary Public in and for the county and state aforesaid, do certify that this day Robert C. Sims, produced the foregoing deed before me in my county and each acknowledged same to be his or her act and deed, and swore to the Consideration Certificate contained therein.

WITNESS my hand and seal this 15th day of August, 1996. My Commission expires: AUG 23, 1997.

[Signature]
NOTARY PUBLIC

STATE OF KENTUCKY)
COUNTY OF Scott) SCT.

I, JOHN H. Rumpf JR, a Notary Public in and for the county and state aforesaid, do certify that this day Dorothea R. Sims, produced the foregoing deed before me in my county and each acknowledged same to be his or her act and deed, and swore to the Consideration Certificate contained therein.

WITNESS my hand and seal this 15 day of August, 1996. My Commission expires: Aug 23, 1999.

[Signature]
NOTARY PUBLIC

[Signature]
Mahendra Kasanbhai

[Signature]
Sarojini Mahendra Kasanbhai

STATE OF KENTUCKY)
COUNTY OF CLARK) SCT.

I, JOHN H. Rumpf JR, a Notary Public in and for the county and state aforesaid, do certify that this day Mahendra Kasanbhai and Sarojini Mahendra Kasanbhai, his wife, grantees, produced the foregoing deed before me in my county and each acknowledged and swore to the Consideration Certificate contained therein.

WITNESS my hand and seal this 15 day of August, 1996. My Commission expires: 8-23-99.

[Signature]
NOTARY PUBLIC

PREPARED BY THE UNDERSIGNED MEMBER OF WHITE, McCANN AND STEWART, ATTORNEYS, 125 S. MAIN STREET, P. O. BOX 578, WINCHESTER, KY. 40392-0578

[Signature]

State of Kentucky
County of Scott, Set.

I Donna B. Perry, Clerk in and for the County and State aforesaid, certify that the foregoing deed was this day lodged for record at deed. Whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Witness by hand this 15 day of Aug, 1996
BY DONNA B. PERRY
[Signature]