

143-238

RECEIVED

MAR 16 2018

WOLFE COUNTY CLERK  
STEPHEN CLAYTON

MASTER COMMISSIONER'S DEED

THIS DEED OF CONVEYANCE made and entered into this 8<sup>th</sup> day of March 2018 by and between WILLIAM AMBURGEY; WANDA HOWARD; UNKNOWN SPOUSE OF WANDA HOWARD; LOU HOSKINS; UNKNOWN SPOUSE OF LOU HOSKINS; DOROTHY HUNTER; UNKNOWN SPOUSE OF DORTHY HUNTER; PHYLLIS HOWARD; UNKNOWN SPOUSE OF PHYLISS HOWARD; KAY HARP; UNKNOWN SPOUSE OF KAY HARP; DAVID WILSON; UNKNOWN SPOUSE OF DAVID WILSON; VIRGINIA THOMPSON and WALT THOMPSON, her husband; PAUL D. WILSON; UNKNOWN SPOUSE OF PAUL D. WILSON; UNKNOWN HEIRS OF BILLY WILSON; UNKNOWN HEIRS OF LARRY WILSON; UNKNOWN HEIRS OF JERRY WILSON; UNKNOWN HEIRS OF GLEN STRUNK; UNKNOWN HEIRS OF LOUIE STRUNK; UNKNOWN HEIRS OF BOB STRUNK; UNKNOWN HEIRS OF KEN STRUNK; UNKNOWN HEIRS OF HOMER STRUNK; UNKNOWN HEIRS OF MARY BAKER; UNKNOWN HEIRS OF PAULINE SCHMADBAUR; UNKNOWN HEIRS OF MOLLIE HUBER AND BENEFICIAL KENTUCKY, INC. AND COUNTY OF WOLFE; through Stephen N. Calvert, Master Commissioner of the Wolfe Circuit Court, parties of the first part, and WILLIAM AMBURGY and NANCY JOSEPH; parties of the second part as joint tenants with right of survivorship whose address is 1673 Landsaw Road, Campton, Kentucky 41301. (Please send tax bill to: WILLIAM AMBURGY and NANCY JOSEPH, 1673 Landsaw Road, Campton, Kentucky 41301)

- 1 -

WITNESSETH

WHEREAS, an action was instituted in the Wolfe Circuit Court, being Civil Action 16-CI-00017 in which WILLAIM AMBURGEY, was the Plaintiff and ; WANDA HOWARD; UNKNOWN SPOUSE OF WANDA HOWARD; LOU HOSKINS; UNKNOWN SPOUSE OF LOU HOSKINS; DOROTHY HUNTER; UNKNOWN SPOUSE OF DORTHY HUNTER; PHYLLIS HOWARD; UNKNOWN SPOUSE OF PHYLISS HOWARD; KAY HARP; UNKNOWN SPOUSE OF KAY HARP; DAVID WILSON; UNKNOWN SPOUSE OF DAVID WILSON; VIRGINIA THOMPSON and WALT THOMPSON, her husband; PAUL D. WILSON; UNKNOWN SPOUSE OF PAUL D. WILSON; UNKNOWN HEIRS OF BILLY WILSON; UNKNOWN HEIRS OF LARRY WILSON; UNKNOWN HEIRS OF JERRY WILSON; UNKNOWN HEIRS OF GLEN STRUNK; UNKNOWN HEIRS OF LOUIE STRUNK; UNKNOWN HEIRS OF BOB STRUNK; UNKNOWN HEIRS OF KEN STRUNK; UNKNOWN HEIRS OF HOMER STRUNK; UNKNOWN HEIRS OF MARY BAKER; UNKNOWN HEIRS OF PAULINE SCHMADBAUR; UNKNOW HEIRS OF MOLLIE HUBER AND BENEFICIAL KENTUCKY, INC. AND COUNTY OF WOLFE; were the Defendants and;

WHEREAS, a Judgment and Order of Sale was entered on April 20, 2017 directing the Master Commissioner of the Wolfe Circuit Court to offer for sale the hereinafter described real estate; and

WHEREAS, Said property was advertised and sold in accordance with said Judgment and Order of Sale on the 30<sup>th</sup> day of May 2017 to parties of the second part WILLIAM AMBURGY and NANCY JOSEPH; parties of the second part as joint tenants with right of survivorship, for the purchase price of FIVE DOLLARS (\$5.00); and

WHEREAS, said sale was reported to the Court by the Master Commissioner on the 1<sup>st</sup> day of June 2017, and

WHEREAS, on the 30<sup>th</sup> day of October 2017, the Report of Sale was approved and confirmed by the Wolfe Circuit Court; and

WHEREAS, on the 30<sup>th</sup> day of October 2017, an Order was entered directing the Master Commissioner to execute a Deed of Conveyance to WILLIAM AMBURGY and NANCY JOSEPH; parties of the second part as joint tenants with right of survivorship.

NOW THEREFORE, in consideration of the sum of FIVE DOLLARS (\$5.00); purchase price as appears of record in the above described action, the parties of the first part, all of which are named above, acting by and through STEPHEN N. CALVERT, Master Commissioner of the Wolfe Circuit Court, do hereby sell, grant, and convey unto the parties of the second part, WILLIAM AMBURGY and NANCY JOSEPH the parties of the first part's right title and interest in the following described tracts or parcels of land:

A certain tract or parcel of land lying and being in Wolfe County, Kentucky which is more particularly bounded and described as follows, to-wit:

Beginning at an oak tree on the north side of the Landsaw road the underpass; thence a straight line 72 feet a north course to a walnut tree; thence an east course with the fence a distance of 240 feet to a walnut tree; thence and east course with the fence a distance of 240 feet to a walnut; thence same course 25 feet to a set stone; thence turning a south course and running approximately 110 feet to a set stone a straight line; thence and eastward course a straight line approximately 177 feet to a set stone at the Landsaw road; thence a west course with the Landsaw road a distance of approximately 395 feet to the place of beginning.

Being the same property conveyed from Charles L. Rose and Edna M. Rose to Jackie Strunk and Minnie R. Strunk, husband and wife, by joint tenancy with the right of survivorship, by deed dated December 11, 2012 and of record in Deed Book No. 72 at Page No. 795 in the Office of the Wolfe County Clerk.

TO HAVE AND TO HOLD, the above described real estate, together with all the appurtenances thereunto belonging unto the parties of the second part, WILLIAM AMBURGY and NANCY JOSEPH; as joint tenants with right of survivorship.

PROVIDED HOWEVER, that said conveyance is made by the Master Commissioner in his official capacity and he warrants the title to the above described property only so far as he is required by law to do so and no further, it being understood that he does not bind himself personally in any respect whatsoever.

IN WITNESS WHEREOF, witness my signature this 8<sup>th</sup> day of March 2018.

  
\_\_\_\_\_  
STEPHEN N. CALVERT  
MASTER COMMISSIONER  
WOLFE CIRCUIT COURT

Examined and approved in open court by FRANK ALLEN FLETCHER, Judge of the Wolfe Circuit Court and hereby Ordered to be certified by the Clerk of this Court to the Wolfe County Court Clerk for recordation this 8<sup>th</sup> day of March 2018.

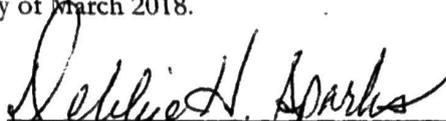
  
\_\_\_\_\_  
FRANK ALLEN FLETCHER, JUDGE  
WOLFE CIRCUIT COURT

STATE OF KENTUCKY    )  
                                  ) Sgt.  
COUNTY OF WOLFE    )

I, DEBBIE SPARKS, Clerk of the Wolfe Circuit Court, do hereby certify that on the 8<sup>th</sup> day of March 2018, Stephen N. Calvert, Master Commissioner of said Court, produced the foregoing deed before me and acknowledged the same to be his act as Master Commissioner on behalf of the parties of the first part therein named, to be their act and deed and the act and deed of each of them.

I further certify that said deed was then examined by the Judge of said Court, in open Court, and was approved by him and ordered to be signed by the Clerk of the Court, which is hereby done.

WITNESS my hand this 8<sup>th</sup> day of March 2018.

  
\_\_\_\_\_  
DEBBIE SPARKS, CLERK  
WOLFE CIRCUIT COURT



COMMONWEALTH OF KENTUCKY )  
 ) Sct.  
COUNTY OF WOLFE )

Subscribed and sworn to before me by WILLIAM AMBURGY Grantee this 6 day  
of March 2018.

[Signature]  
NOTARY PUBLIC STATE AT LARGE

MY COMMISSION EXPIRES: 12-31-19.

COMMONWEALTH OF KENTUCKY )  
 ) Sct.  
COUNTY OF WOLFE )

Subscribed and sworn to before me by NANCY JOSEPH Grantee this 6 day of  
March 2018.

[Signature]  
NOTARY PUBLIC STATE AT LARGE

MY COMMISSION EXPIRES: 12-31-19.

STATE OF KENTUCKY )  
 ) Sct.  
COUNTY OF WOLFE )

I, Steve Oliver, Clerk of the County Court of the County and State aforesaid, do  
certify that the foregoing Deed was on the \_\_\_\_ day of \_\_\_\_\_ 2018, lodged for  
record, whereupon the same with the foregoing and this certificate have been duly recorded  
in my Office.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

STEVE OLIVER, CLERK

BY: \_\_\_\_\_



248693  
Filed on: 03/16/2018 1:48:29 PM  
Book: DEED Number: 143  
Pages: 238 - 243  
Steve Oliver, Wolfe County  
DC: BRENDA MOORE

132 636

RECEIVED

MAR 31 2012

WOLFE COUNTY CLERK  
STEVE OLIVER

THIS DEED OF CONVEYANCE, made and entered into this the 30  
day of March, 2012, by and between **JOSEPHINE HOLLON**, widow, by and  
through her Power of Attorney, Virginia Hollon, whose address is 100 Brentlawn Drive,  
Frankfort, KY 40601, Party of the First Part, and

**WILLIAM AMBURGY AND NANCY JOSEPH**, whose address is 1673  
Landsaw Road, Campton, Kentucky 41301, Parties of the Second Part, **WITH RIGHTS  
OF SURVIVORSHIP**. Property tax statement may be mailed to William Amburgy and  
Nancy Joseph at 1673, Landsaw Road, Campton, KY 41301.

**W-I-T-N-E-S-S-E-T-H:**

That for and in consideration of the sum of Fourteen Thousand Two  
Hundred and Fifty (\$14,250.00) Dollars, the receipt and sufficiency of which is hereby  
acknowledged, the Party of the First Part does hereby sell, grant and convey unto the said  
Parties of the Second Part, for and during their joint lives and upon the death of either of  
them, then the remainder to the survivor in fee simple, that certain tract or parcel of land  
lying and being in Wolfe County, Kentucky, being more particularly bounded and described  
as follows:

**TRACT I**

A certain tract or parcel of land lying and being in Wolfe  
County, Kentucky, and on the Landsaw Fork of Stillwater  
Creek and bounded as follows:

Beginning at the Landsaw Road and the late Jack Hollon  
yard fence; thence running with the fence a straight line a  
northern direction 160 ft. to the Landsaw Creek; thence with  
the creek an eastwardly direction 140 ft. to a set stone; thence  
running from the set stone a southern direction 210 ft. to the  
lower corner of a tobacco barn and the Landsaw Road;  
thence with the Landsaw Road a westwardly direction 190

feet to the yard fence, the place of beginning. Containing one (1) acre, more or less.

Being all of the same property conveyed to Ray Hollon and Josephine Hollon, his wife, by deed from Laura Hollon, widow, recorded April 20<sup>th</sup>, 1960, in Deed Book 61, Page 326, Wolfe County Clerk's Office. Ray Hollon is now deceased and Josephine Hollon received full interest by Last Will and Testament of Ray Hollon recorded in Will Book 7, Page 141, Wolfe County Clerk's Office.

## **TRACT II**

A certain tract or parcel of land lying and being in Wolfe County, Kentucky, on the Landsaw Fork of Stillwater Creek and bounded as follows:

Beginning at the Landsaw Road and the corner of Orville Center; thence up the point a Northeast direction with the Orville Center line to the top of the ridge; thence an East direction with the Orville Center line up the ridge to the W. M. Taulbee line; thence with the William Taulbee's line a South direction down the drain to the creek; thence across the creek a straight line to the Landsaw Road; thence with the Landsaw Road a west direction to the place of beginning, containing 40 acres, more or less.

There is excluded from the foregoing boundary all of the land conveyed to the Commonwealth of Kentucky, Department of Highways.

Being all of the same property conveyed to Ray Hollon and Josephine Hollon, his wife, by deed from Laura Hollon, widow, recorded January 31, 1963, in Deed Book 62, Page 451, Wolfe County Clerk's Office. Ray Hollon is now deceased and Josephine Hollon received full interest by Last Will and Testament of Ray Hollon recorded in Will Book 7, Page 141, Wolfe County Clerk's Office.

**TO HAVE AND TO HOLD** the same together with all the appurtenances thereunto belonging unto the Parties of the Second Part, for and during their joint lives, and

upon the death of either of them, then the remainder to the survivor, in fee simple, with Covenants of General Warranty of title.

**CERTIFICATE OF CONSIDERATION:** We, JOSEPHINE HOLLON, Grantor, and WILLIAM AMBURGY AND NANCY JOSEPH, Grantees, do hereby certify, pursuant of KRS Chapter 382, that the above-stated consideration is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration of sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

**IN WITNESS WHEREOF,** the parties hereto have hereby set their hands the day and year first above written.

Virginia Hollon  
JOSEPHINE HOLLON, by and through  
Virginia Hollon, Power of Attorney

William Amburgy  
WILLIAM AMBURGY

Nancy Joseph  
NANCY JOSEPH

STATE OF KENTUCKY  
COUNTY OF WOLFE

I hereby certify that JOSEPHINE HOLLON, widow, by and through her Power of Attorney, Virginia Hollon, appeared before me this the 30<sup>th</sup> day of MARCH 2012, and acknowledged that she executed this Deed of Conveyance as her free act and deed and that she is known to me or, if not known to me, present satisfactory evidence to me that she is the person described herein and who executed this instrument and certificate of consideration.

My Commission expires

July 8 2013

Martha Hayes  
NOTARY PUBLIC

STATE OF KENTUCKY  
COUNTY OF WOLFE

I hereby certify that WILLIAM AMBURGY AND NANCY JOSEPH appeared before me this the 30<sup>th</sup> day of MARCH, 2012, and acknowledged that they executed this Deed of Conveyance as their free act and deed and that they are known to me or, if not known to me, present satisfactory evidence to me that they are the persons described herein and who executed this instrument and certificate of consideration.

My Commission expires July 8, 2013

Maureen D. Hoopes  
NOTARY PUBLIC

My Commission expires 7-8-13

(Property description provided by Parties of the First Part)  
THIS INSTRUMENT PREPARED BY:

Stephen R. Johnson  
HON. STEPHEN R. JOHNSON  
ATTORNEY AT LAW  
P O BOX 669  
CAMPTON, KENTUCKY 41301  
(606) 668-3293



222297  
Recorded on: 3/31/2012 10:22:14 AM  
Book: DEED Number: 132  
Pages: 636 - 639  
Steve Oliver, Wolfe County  
DC: BRENDA MOORE  
Deed Tax: \$14.50

149-524

Received

MAY 10 2021

Wolfe County Clerk  
Stephen Oliver

STATEMENT OF CONSIDERATION  
EXEMPT PURSUANT TO KRS 382.135 (2) (C)

**DEED OF CONVEYANCE**

Wolfe County  
Item No. 10-168.00

THIS DEED, between William Amburgy, single, 1670 Landsaw Road, Campton, Kentucky 41301, Grantor, and the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Grantee;

WITNESSETH: That the Grantor in consideration of FIVE HUNDRED (\$500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described property and property rights, to wit:

PARCEL NO. 72

Being a tract of land lying in Wolfe County along KY 9009 at the overpass of KY 3034 over KY 9009, and more particularly described as followed: Beginning at a point in the existing right of way line corner, said point being 26.51 feet left of KY 3034 at Station 48+39.33; thence with the existing right of way line N 35°38'26" E a distance of 34.36 feet to a point in the existing right of way and the proposed right of way corner 60.86 feet left of KY 3034 at Station 48+39.96; thence with the proposed right of way S 44°21'08" E a distance of 59.57 feet to a point in the proposed right of way corner and the existing right of way line 49.44 feet left of KY 3034 at Station 48+98.43; thence with

the existing right of way line S 31°36'07" W a distance of 21.58 feet to a point in the existing right of way corner 27.89 feet left of KY 3034 at Station 48+99.55; thence with the existing right of way line N 56°42'49" W a distance of 60.24 feet to the POINT OF BEGINNING.

The above described parcel contains ± 0.038 acres (1658 sq. ft.) of right of way.

It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

Being a portion of the same property conveyed to William Amburgy and Nancy Joseph by deed from Josephine Hollon, widow, dated March 30, 2012, and of record in Deed Book 132, page 636, Wolfe County Clerk's office.

Thereafter, the said Nancy Joseph died on or about June 19, 2020, and pursuant to the survivorship provision contained in the aforementioned deed fee simple title vested in William Amburgy.

This proposed public highway improvement for which the above described property is being acquired is identified as **Mountain Parkway (KY 9009) Expansion - Sequence 4** State Project No. **12FO FD52 119 8685201R, Federal Project No. NH 0061 (066)** the plans for which are on file in the office of the Transportation Cabinet in Frankfort, Kentucky. The acquisition of right of way on this project was authorized by Transportation Cabinet Official Order No. **112300**. Access on this project is a fully controlled access highway. The control of access outside the limits of the parkway and outside the limits of the interchange shall be by permit and access shall be allowed only where specifically shown on the plans, as required to be set forth in Section 6 of the Kentucky Administrative Regulations (603 KAR 5:120).

The Grantor further covenants that she is lawfully seized of the property hereby conveyed, with full right and power to grant same, and said property is free of all encumbrances except restrictions and easements of record and all real estate taxes due and payable in 2021, which said Grantors hereby promise and agree to pay.

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the Grantor has executed this DEED OF CONVEYANCE on this 3<sup>rd</sup> day of March, 2021.

William Amburgy  
William Amburgy

**CERTIFICATE OF ACKNOWLEDGMENT**

STATE OF Kentucky

COUNTY OF Wolfe

I, William G. Kerns, a notary public in and for the state and county aforesaid, do hereby certify that the foregoing deed of conveyance was produced to me in said state and county by William Amburgy, single, and was signed, acknowledged and delivered to be her free act and deed.

This 3<sup>rd</sup> day of March, 2021.

Notary Public

William G. Kerns  
Signature

William G. Kerns  
Print

1/22/2023  
My Commission Expires

615734  
My Notary Number ID

**STATEMENT CONCERNING TAX BILL**

Pursuant to KRS 382.135 (3) (c) the tax bill for above described real property is to be sent to William Amburgy, 1670 Landsaw Road, Campton, KY 41301.

This instrument prepared by:

*John Estill*

John Estill, Attorney  
Fox Wood Wood & Estill  
24 West Third Street  
Maysville, Kentucky 41056  
(606) 564-5585 Tel.

Please Return Deed To:

Strand Associates, Inc.  
Mark C. Askin, P.E.  
325 West Main Street, Suite 710  
Louisville, KY 40202

STATE OF KENTUCKY  
COUNTY OF WOLFE

I, STEVE OLIVER, County Clerk for the County  
and State aforesaid, certify that the foregoing  
DEED was on May 18, 2021 10:45 AM  
lodged for record, whereupon the same with the foregoing  
and this certificate have been duly recorded in my office.

WITNESS my hand this May 18, 2021  
STEVE OLIVER, CLERK

BY:

D.C.

Book: 149      Pages: 524-527 (4)  
Name: DEED      Deed Tax: \$0.00  
STEVE OLIVER  
WOLFE COUNTY  
5/18/2021 10:45 AM  
D.C: corinna



301565