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MADISON COUNTY  
D642 PG294

## DEED

THIS DEED made and entered into this 5th day of JANUARY, 2008, by and between **RONALD W. WOOD, a single person**, RR 1 Box 331A, Monticello, KY 42633, PARTY OF THE FIRST PART, and **F. ROGER PAGE, a married person**, 150 Stratford Court, Winston Salem, NC 27103, PARTY OF THE SECOND PART.

### WITNESSETH:

That for and in consideration of the sum of **THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$335,000.00)**, receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant and convey unto the party of the second part, in fee simple, his heirs and assigns forever, the following described property situated, lying and being in Madison County, Kentucky, to-wit:

A certain tract of land on the west side of HWY 627 approximately 0.6 miles to the overpass of interstate I-75 in Madison County, Kentucky, and further described as follows:

Beginning at a set iron pin and cap in the west right-of-way of HWY 627, a state road having a right-of-way of sixty (60) feet by Kentucky Department of Transportation (DB 181, PG 520) and corner common to Marvin Taylor (DB 233, PG 361, Aff. 567, PG 185, Will 48, PG 416), thence with the right-of-way of HWY 627 one (1) call: S35°16'50"W 649.87 feet to a found ½" diameter iron pin with a plastic yellow cap stamped "LS 1961" and corner common to Indianapolis-SSK, LLC (DB 542, PG 759), thence with the line of Indianapolis-SSK, LLC three (3) calls: N72°17'23"W 1028.54 feet to a set iron pin and cap, N03°02'54"E 347.57 feet to a set iron pin and cap, N04°05'02"E 327.83 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670" and corner common to Marvin Taylor (DB 233, PG 361, Aff. 567, PG 185, Will 48, PG 416), thence with the line of Marvin Taylor nine (9) calls: S81°32'46"E 106.61 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S80°02'58"E 194.42 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S73°09'11"E 138.79 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S71°20'44"E 179.32 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S72°03'41"E 185.38 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S59°24'46"E 63.27 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S59°08'12"E 150.03 feet to a found ½" diameter iron pin with plastic yellow cap stamped "LS 670", S60°08'30"E 227.08 feet to a set iron pin and cap and point of beginning and containing 19.46 acres more or less by survey performed March 1, 2004 by Abacus Engineering and Land Surveying, Inc., Dwayne Wheatley L.P.L.S. #3265.

Note: Any point referred in the above legal description as a "set iron pin and cap" is a set ½" diameter #4 iron rebar eighteen inches in length with a yellow plastic cap stamped "ABACUS 3265". The basis of bearings for the following description is a recorded S72°03'41"E along a call on the North side of Tract A (DB 552, PG 423).

Being the same property conveyed to Ronald W. Wood, single, from Lou Anna Ratliff, an unmarried widow, by Deed dated the 2<sup>nd</sup> day of April, 2004 and recorded in Deed Book 572, at page 261, records of the Madison County Clerk's Office. Deed contains a clerical error in the spelling of the Grantor's name. The correct spelling is "Lou Anna Ratliff" and not "Loua Anna Ratliff."

TO HAVE AND TO HOLD the above-described property, together with all the privileges thereunto belonging unto the party of the second part, in fee simple, his heirs and assigns forever.

The party of the first part does hereby release and relinquish unto the said party of the second part, his heirs and assigns forever, all of his right, title and interest in and to the said property and does hereby covenant to and with the party of the second part, his heirs and assigns forever, that he is lawfully seized in fee simple of the said property and has good and perfect right to sell and convey the same as herein done; that his title hereto is clear; perfect and unencumbered, except any restrictions and easements of record, and that he will warrant generally the same.

Consideration Certificate: The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The party of the second part joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

**Ad Valorem Taxes:** Transfer year taxes should be addressed in care of F. Roger Page, 150 Stratford Court, Winston Salem, NC 27103.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands this the day and year first above written.

**PARTY OF THE FIRST PART:**

  
RONALD W. WOOD

**PARTY OF THE SECOND PART:**

  
F. ROGER PAGE

STATE OF KENTUCKY     )  
                                      ) SCT.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Deed and Consideration Certificate was this date produced to me by RONALD W. WOOD, a single person, and signed, sworn to and acknowledged and by him to be his free and voluntary act and deed for the purpose therein stated.

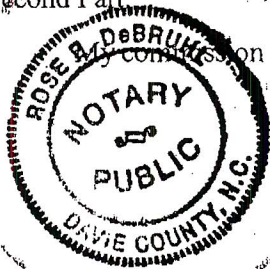
IN TESTIMONY WHEREOF, witness my hand and official seal of office hereto this 5<sup>th</sup> day of January, 2009.

My Commission Expires: 05 / 15 / 10.

  
NOTARY PUBLIC

NORTH  
STATE OF CAROLINA     )  
                                      ) SS  
COUNTY OF DAVIE     )

The foregoing Consideration Certificate was acknowledged and sworn to before me this 2nd day of January, 2009, by F. ROGER PAGE, a married person, Party of the Second Part.



My commission expires: 10 / 4 / 2013

  
NOTARY PUBLIC

PREPARED BY:

EMMONS & PUCKETT, PLLC  
Attorneys at Law  
232 West Main Street  
Richmond, KY 40475

BY:

  
ALISON LOBB EMMONS

DOCUMENT NO: 419799  
RECORDED ON: JANUARY 07, 2009 10:58:24AM  
TOTAL FEES: \$17.00  
TRANSFER TAX: \$335.00  
COUNTY CLERK: WILLIAM E GABBARD  
COUNTY: MADISON COUNTY  
DEPUTY CLERK: LORENA BURNS  
BOOK D642 PAGES 294 - 296