

289

289

*Lewis D. Jones*  
 NOTARY PUBLIC  
*Notary by at large*  
 My Comm. expires 29 Feb 1974  
*Exp*

This Deed Prepared By:

*Lewis D. Jones*  
 Lewis D. Jones  
 Attorney at Law  
 110 Johnston Blvd.  
 Lexington, Kentucky

STATE OF KENTUCKY  
 COUNTY OF

FILED  
 FEB 15 1974

*RSE A 74 15*

*William Clancy*

*By: William Clancy Wells*

THIS DEED made and entered into this 15<sup>th</sup> day of February, 1974, by and between DOUGLAS E. CLANCY and RUTH CLANCY, his wife of 2058 Old Nassau Road, Lexington, Fayette County, Kentucky, hereinafter called GRANTORS, and WILLIAM J. WELLS and SANDRA WELLS, his wife, of Oregon Ferry Road, Woodford County, Kentucky, hereinafter called GRANTEEES.

WITNESSETH: For and in consideration of the sum of Thirty Thousand Dollars [\$30,000.00], cash in hand paid the receipt of which is hereby acknowledged by grantors, the said grantors, Douglas E. Clancy and Ruth Clancy, his wife, have bargained and sold and do hereby bargain, sell, grant, and convey unto the grantees, William J. Wells and Sandra Wells, his wife, to be held by them jointly for and in during the lives of both of them and then to the survivor of the two, in fee simple, his or her assigns forever, all of the following described real estate located at Oregon Ferry Road, ten miles from Versailles, Woodford County, Kentucky, and more particularly described as follows,

to-wit:

Tract 1

That certain tract of land situated in Woodford County Kentucky, and located approximately 10 miles south of Versailles on the east and west sides of the Oregon Ferry Turnpike Road and which land is more particularly described as follows: Beginning at the iron pin in the center line of the Oregon Turnpike Road marking the intersection of the center lines of the Oregon Road with the Hifner Road; thence with the center line of the Oregon Turnpike Road South 68° 55' West 201.3 feet to an iron pin in the center line; thence South 12° 53' West 450 feet to an iron pin in the center line; thence South 26° 59' West 155 feet to an iron pin in the center line; thence South 11° 18' West 253 feet to an iron pin in the center line; thence South 55° 07' West 214 feet

*Exp 2-16-74  
 Building 30  
 William Clancy*

290  
to an iron pin in the center line; thence, leaving the center line of the Oregon Turnpike Road South 34° 59' East 115 feet to a fence post; thence South 55° 01' West 125 feet to a fence post; thence North 34° 59' West 115 feet back to the center line of the Oregon Turnpike Road; thence, again with the center line of the Oregon Turnpike Road, South 33° 15' West 98.3 feet to an iron pin; thence South 6° 30' East 253 feet to an iron pin in the center line; thence South 29° 45' West 287 feet to an iron pin in the center line; thence leaving the turnpike North 66° 13' West 174 feet to a stake in the center line of Crow's Branch (formerly Cunningham's Branch); thence with the meanders of Crow's Branch North 29° 34' East 194 feet to a stake on the East side of the branch; thence North 36° 15' West 159.5 feet to a stake on the West side of the branch; thence North 7° 21' West 263 feet to a stake at the mouth of the branch on the south bank of Clear Creek; thence with south bank of Clear Creek up stream North 44° 57' East 616 feet to a stake; thence North 10° 01' East 561 feet to a stake; thence North 22° 43' West 160 feet to the end of a stone fence, corner to the property of William Wade (formerly the Lancaster property); thence leaving the creek North 76° 15' East 30 feet; thence North 74° 03' East 87 feet; thence North 78° 23' East 156.4 feet; thence North 74° 03' East 65 feet to an iron pin in the center line of the Hifner Turnpike and Crow's Branch; thence with the center line of the Hifner Turnpike South 60° 57' East 217.5 feet to an iron pin in the center line; thence South 42° 10' East 87 feet to the point of the Beginning and containing 13.97 acres, more or less, and the said tract being part of the same conveyed by Elizabeth F. Dodge and Others by deed dated March 3, 1942, and which is now of record in the Office of the Clerk of the Woodford County Court in Deed Book 40, at Page 199. But there is excepted from the above boundary and not hereby conveyed so much thereof as was conveyed to William Archer Wade by Owen L. Range and wife by deed dated March 4, 1943, recorded in the office of the Clerk of the Woodford County Court in Deed Book 43, Page 220, described as follows, to-wit:

Beginning at the point in the middle of the Hifner Road the line follows the present boundary of the farm of William A. Wade at first in northwesterly direction and then in a westerly line to the point where the Range, Wade and Will Lancaster farms all meet in Clear Creek; thence in a southerly direction down the middle of Clear Creek to the mouth of Mt. Edwin Branch. The line then ascends the Mt. Edwin Branch to the waterfall. The line then follows the ledge or cliff, at first in a northwesterly direction, gradually becoming northerly until the ledge of cliff is crossed by the spring branch, a waterfall some ten or fifteen feet high, this waterfall being equidistant between the point where the Big Spring Branch crosses the Oregon Road, at the point where it joins Clear Creek. The boundary runs in a straight line in a northeasterly direction toward the southwest corner of the large black tobacco barn of Owen L. Range, when this line point at the intersection of the Oregon Road to the original point at the intersection of the Oregon Road and the Hifner Road, containing 7 acres more or less, and being a part of the same conveyed to Chapman, by Elizabeth P. Dodge and Others by deed dated March 3, 1942, which is now of record in the Office of the Clerk of the Woodford County Court in Deed Book 40, Page 199. (Chapman derived title to the first described tract of said lands by deed dated March 1, 1946, from Owen L. Range and Blanche B. Range recorded in Deed Book 43, Page 245 (270) Woodford County Court Clerk's Office.)

Tract 1, being the same property conveyed to Douglas E. Clancy and Ruth Clancy his wife, by deed dated the 9th day of December, 1972, from John O. Schaefer and Mary Schaefer his wife, being of record in the Woodford County Clerk's Office in Deed Book 81, at Page 374.

#### Tract 2

Beginning at the iron pin in the center line of the Oregon Turnpike Road, marking the intersection of the center lines of the Oregon Road with the Hifner Road; thence with the center line of the Oregon Turnpike Road South 68° 55' West 201.3 feet to an iron pin in the center line; thence South 12° 53' West 450 feet to an iron pin in the center line; thence South 26° 59' West 155 feet to an iron pin in the center line; thence South

291  
18' West 234.9 feet to a stake on the West side of the Oregon Turnpike Road, designated as the starting point for the description of the land herein conveyed. Thence, from this starting point South 11° 18' West 18.1 feet to an iron pin in the center line; thence South 55° 01' West 214 feet to an iron pin; thence, leaving the Oregon Turnpike Road South 34° 59' East 115 feet to a fence post; thence South 55° 01' West 125 feet to a fence post; thence generally North 34° 59' West 115 feet back to the center line of the Oregon Turnpike Road and corner to Sherrow; thence leaving the Oregon Turnpike Road again and with the fence line of Sherrow South 29° 02' East 558.5 feet to a corner post, corner to Searcy; thence with the fence line of Searcy North 38° 12' East 554.2 feet to a corner post, corner to Schaefer; thence with the fence line of Schaefer North 51° 48' West 425 feet back to the stake on the West side of the Oregon Turnpike Road, the point of beginning, and containing 4-2/3 acres, more or less, shown on the plat of record in Plat Book 1, Page 56, and being a part of the same property conveyed to the grantors, Douglas E. Clancy and Ruth Clancy his wife, by deed dated January 3, 1974, from John O. Schaefer and Mary Schaefer, his wife, being recorded in the Woodford County Clerk's Office in Deed Book 84, Page 120.

TO HAVE AND TO HOLD the above described real estate together with the improvements thereon and appurtenances thereunto belonging unto the said Douglas E. Clancy and Ruth Clancy, his wife, to be held by them jointly for and during the lives of both and then to the survivor of the two, in fee simple, his or her heirs and assigns forever, and with COVENANT OF GENERAL WARRANTY OF TITLE.

Taxes are to be prorated as of date of deed between the parties.

It is a condition of this deed that no mobile home, shed (other than barn), shack, basement home or similar type structure be positioned or erected upon this property by said grantees, his or her heirs or assigns for a period of 50 years from this date.

The grantors make no representations as to the tobacco allotment as the Agricultural Stabilization Committee of Woodford County Kentucky, determines all tobacco allotments.

IN TESTIMONY WHEREOF, witness the hands of the grantors this the day and year first above written.

*Douglas E. Clancy*  
DOUGLAS E. CLANCY

*Ruth Clancy*  
RUTH CLANCY

STATE OF KENTUCKY  
COUNTY OF WOODFORD

The foregoing deed was acknowledged before me by Douglas E. Clancy and Ruth Clancy, his wife, this the 15 day of

*February*, 1974.

292

*James L. Gay*  
Notary Public, State of Kentucky At Large

My Commission Expires: Sept 3, 1977

PREPARED BY:

*James L. Gay*  
JAMES L. GAY, ATTORNEY AT LAW  
197 South Main Street  
Versailles, Kentucky. 40383

STATE OF KENTUCKY }  
COUNTY OF WOODFORD } SCT

I, WILLIAM CRAIN, CLERK OF WOODFORD COUNTY COURT, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN FILED IN MY OFFICE FOR RECORD AT 9:20 P. M. ON THE 16 DAY OF Feb., 1974.

*Wm Crain*  
CLERK

BY: ..... P.C.

47

THIS DEED made and entered into this 15<sup>th</sup> day of February, 1974, by and between MARY ANN WILLEY, a widow, of Versailles, Woodford County, Kentucky, hereinafter called GRANTORS, and NALIS TURNER and HAZEL TURNER, his wife, of 113 St. Clair Street, Versailles, Kentucky, hereinafter called GRANTEEES.

WITNESSETH: For and in consideration of the sum of EightyFive Hundred Dollars [\$8,500.00], cash in hand paid, the receipt of which is hereby acknowledged by grantor, the said grantor, Mary Ann Willey, a widow, has bargained and sold and does hereby bargain, sell, grant, and convey unto the grantees, Nalis Turner and Hazel Turner, his wife, to be held by them jointly for and during the lives of both of them and then to the survivor of the two, in fee simple, his or her heirs and assigns forever, all of the following described real estate located in Woodford County, Kentucky, and more particularly described as follows, to-wit:

Beginning at a point in the center of the existing street known as Ashmore Avenue; thence in an Easternly direction approximately 99 1/2 feet to a stake corner to the property herein conveyed, Brandenburg, and the Northern property line of Gray Street; thence approximately 60 feet in a northernly direction to a stake corner to the property hereby conveyed, Brandenburg and Neal; thence in a Westernly direction approximately 99 1/2 feet to the center of the existing street known as Ashmore Avenue; thence in a Southernly direction approximately 58 feet to the point of beginning.