

Send Tax Bill To:
Mr. & Mrs. Peter Parkinson
2650 Clifty Kirkmansville Road
Elkton, KY 42220

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 22nd day of September, 2017 by **EVERETTE E. DOUTHIT** and his wife, **BONNIE DOUTHIT**, of 2500 Blue Hole Road, Elkton, Kentucky 42220 (GRANTORS) and **PETER PARKINSON** and his wife, **DARLENE PARKINSON**, of 6405 South 27th Street, Lot 3, Franklin, Wisconsin, 53132 (GRANTEES).

WITNESSETH:

For and in consideration of the sum of **FORTY FOUR THOUSAND DOLLARS AND ZERO CENTS (\$44,000.00)** the receipt and sufficiency of which is hereby acknowledged, the Grantors have bargained and sold and by these presents do hereby, bargain, sell confirm and convey unto the Grantees, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns, forever, real property, known as 2650 Clifty-Kirkmansville Road, Elkton, Kentucky situated in Todd County, Kentucky, more particularly described as follows, to wit:

BEGINNING at a point, said being an iron pin located in the Northeast right-of-way line (sixty foot right-of-way) of Kentucky Highway Number 107, approximately 2.7 miles West of Kentucky Highway Number 181, said point of beginning being corner to a tract conveyed to Paul J. Lee, et ux, as recorded in Deed Book 123, Page 597, in the Office of the County Court Clerk of Todd County, Kentucky; thence a line with Paul J. Lee, et ux, the next three (3) calls as follows: North 44 degrees 42 minutes 52 seconds East, 70.43 feet to an iron pin; North 51 degrees 01 minutes 59 seconds East, 268.74 feet to an iron pin; North 53 degrees 30 minutes 35 seconds East, 67.84 feet to a corner post corner to Paul J. Lee, et ux, and being located in the line of John William Hampton, et ux; thence a line with John William Hampton, et ux, the next three (3) calls as follows: South 30 degrees 54 minutes 17 seconds east 111.91 feet to an iron pin; South 40 degrees 46 minutes 37 seconds East, 144.73 feet to a corner post; South 28 degrees 02 minutes 32 seconds West, 421.62 feet to a corner post corner to John William Hampton, et ux, and being located in the Northeast right-of-way line of Kentucky Highway Number 107; thence a line with said right-of-way, the next two (2) calls as follows: North 36 degrees 53 minutes 29 seconds West, 208.08 feet to a point; North 43 degrees 02 minutes 54 seconds West, 207.91 feet to the point of beginning and containing 3.012 Acres.

The above described 3.012 Acre tract is subject to an electrical easement to the PENNYRILE RURAL ELECTRIC COOPERATIVE CORPORATION as shown on the survey plat of the above described tract.

The above described 3.012 Acre tract is subject to a twenty (20) foot wide easement to the TODD COUNTY WATER DISTRICT as recorded in Deed Book 104, Page 210, in the Office of the County Court Clerk of Todd County, Kentucky.

The above description was prepared from a physical survey performed on June 13, 1997, by William D. Harris, Kentucky Registered Land Surveyor Number 2499 and is subject to all easements and right-of-ways of record and in existence.

SOURCE OF TITLE: Being the same property conveyed to Everett E. Douthit and his spouse Bonnie Douthit, from Ronnie W. Ezell and his spouse Sandra N. Ezell, by deed dated the 2nd day of February, 2011, as recorded in Deed Book 187, Page 555, in the Todd County Court Clerk's Office.

TO HAVE AND TO HOLD the above described real estate unto the Grantees, for and during their joint lives, with the reminder in fee simple to the survivor of them, their heirs and assigns, forever, with Covenant of General Warranty of Title.

IN TESTIMONY WHEREOF, the Grantors have hereunto subscribed their names, as of the date first herein written.

Everett E. Douthit
EVERETTE E. DOUTHIT

Bonnie Douthit
BONNIE DOUTHIT

STATE OF Kentucky)
COUNTY OF Todd) SCT.

I, Mark Collins, a Notary Public in and for the County and State aforesaid, do hereby certify that the foregoing General Warranty Deed was this day produced to me in my county and subscribed and acknowledged before me by **EVERETTE E. DOUTHIT and his wife, BONNIE DOUTHIT**, to be their voluntary act and deed.

Witness my hand in seal of office this 22nd of September, 2017.

My Commission Expires: 10-16-2017

[Signature]
Notary Public

CONSIDERATION CERTIFICATE

The Grantors and the Grantees, first duly sworn do hereby depose and state that the consideration set forth herein is accurate and is the full consideration paid for the property. We further certify that the full, estimated, fair cash value of the property herein conveyed is \$44,000.00.

GRANTORS:

Everett E. Douthit
EVERETTE E. DOUTHIT

Bonnie Douthit
BONNIE DOUTHIT

GRANTEES:

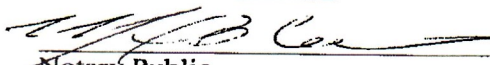
[Signature]
PETER PARKINSON

Darlene K. Parkinson
DARLENE PARKINSON

STATE OF KENTUCKY)
COUNTY OF Todd) SCT.

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me by **EVERETTE E. DOUTHIT and his wife, BONNIE DOUTHIT**, this 22nd day of September, 2017.

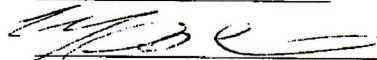
My Commission Expires: 10-16-2017


Notary Public

STATE OF KENTUCKY)
COUNTY OF Todd) SCT.

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me by **PETER PARKINSON and his wife, DARLENE PARKINSON** this 22nd day of September, 2017.

My Commission Expires: 10-16-2017


Notary Public

Prepared By:


MARK D. COLLINS
LAW OFFICES OF HAROLD M. JOHNS
POST OFFICE BOX 746
12 PUBLIC SQUARE
ELKTON, KENTUCKY 42220
TELEPHONE: 270-265-2912

STATE OF KENTUCKY }
COUNTY OF TODD } Scl
I, Kim Chapman, Clerk of the Todd County Court, certify that the foregoing instrument of writing was this day lodged in my office for record. At 3:06 P M recorded in Book # 205 Page # 113 Witness my hand this 22nd day of Sept. 20 17
Kim Chapman Clerk, T.C.C.
by: A. Ricchuite, dc

PROPERTY TRANSFER TAX
IN THE AMOUNT OF \$44.80
PAID TO TODD COUNTY
THIS 9.22.17
KIM CHAPMAN
TODD COUNTY CLERK