

This Instrument prepared by: Irene May Venburg, 4800 Division Avenue, #114, White Bear Lake, MN 55110

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Irene May Venburg, a single person, on this the 6th day of October, 2017 for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto Irene May Venburg, as Trustee of the Irene M. Venburg Revocable Trust dated March 17, 1997 all of her right, title and interest in and to the following described real estate, to wit:

An undivided 1/2 interest in tracts or parcels of land being in the 1st Civil District of Pickett County, Tennessee described as:

Legal Description attached as Exhibit A

Person or Agency
Responsible for Taxes:
Jerry R. Forbes and
Irene M. Venburg
4800 Division Avenue, #114
White Bear Lake, MN 55110

Being the same property as conveyed to Jerry R. Forbes as Trustee of the Jerry Roland Forbes Trust Agreement dated July 10, 1996 by Warranty Deed filed in Book 148 Page 717 Register's Office, Pickett County.

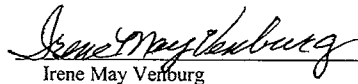
PORTION OF PICKETT COUNTY, TENNESSEE TAX MAP 45, PARCELS 1.00, 3.00 OR 3.01

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 6th day of October, 2017.

BK/PG: 156/421-423
17000943

3 PGS-AL-QUITCLAIM DEED	
LETHA BATCH: 10643	
10/10/2017 - 09:53:45 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, PICKETT COUNTY
LETHA MCCURDY
REGISTER OF DEEDS


Irene May Venburg

STATE OF MINNESOTA
COUNTY OF RAMSEY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Irene May Venburg, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6th day of October, 2017.

My commission expires:



Glenda Marie Houle
Notary Public

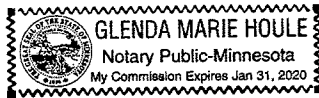
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is \$1.00. This conveyance is exempt from transfer tax.

Irene May Venburg
Affiant

STATE OF MINNESOTA
COUNTY OF RAMSEY

Subscribed and sworn before me this the 6th day of October, 2017.

My commission expires:



Glenda Marie Houle
Notary Public

EXHIBIT A

BEING a certain tract or parcel of land lying and being in the First Civil District of Pickett County, Tennessee and being more particularly described as follows: Beginning at a point in the east right-of-way of Reedertown Road, said point being the southernmost corner of Reedertown Cemetery; thence, running with said cemetery for two (2) calls as follows: N67°25'09"E 247.86' to a ½" rebar found; thence, N23°55'28"W 220.09' to a ½" rebar found; said point being the westernmost corner of Davis (69/580) and the northernmost corner of the property described herein; thence leaving said cemetery and running with Davis for two (2) calls as follows: S77°45'48"E 281.38' to a point; thence, S62°26'43"E 287.24' to a metal fence post found in the west right-of-way of Reedertown Road; thence, running with said right-of-way for four (4) calls as follows: S17°19'55"E 76.84' to a point; thence, S12°24'19"E 79.14' to a point; thence, S03°41'44"E 92.18' to a point; thence, S05°20'52"E 95.99' to a ½" rebar set, said point being the northeast corner of Lot 12 of Bart Burrow property and the southeast corner of the property described herein; thence, running with Lot 12 S89°02'09"W 843.17' to a ½" rebar set in the east right-of-way of Reedertown Road, said point being the northwest corner of Lot 12 and the southwest corner of the property described herein; thence running with said right-of-way for two (2) calls as follows: N22°23'42"E 146.02' to a point; thence, N29°10'23"E 130.04' to the point of beginning and containing **6.867 Acres by Survey**. Actual field survey performed by Grady C. Phillips, R.L.S. #2488, Clinton Surveying Services, LLC, 380 South Lowe Avenue Suite 6, Cookeville, Tennessee on September 10, 2007.

Subject to Reedertown Properties Declaration of Covenants

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 (\$1.00) Dollar, cash in hand paid by the GRANTEES, plus other valuable consideration, the receipt of which is acknowledged, REEDERTOWN, LLC, hereinafter referred to as the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto JERRY R. FORBES and/or IRENE MAY VENBURG, hereinafter referred to as the GRANTEES, their heirs, successors or assigns, certain tracts or parcels of land lying and being in the 1st Civil District of Pickett County, Tennessee, more particularly described as follows:

BEING a certain tract or parcel of land lying and being in the First Civil District of Pickett County, Tennessee and being more particularly described as follows: Beginning at a point in the east right-of-way of Reedertown Road, said point being the southernmost corner of Reedertown Cemetery; thence, running with said cemetery for two (2) calls as follows: N67°25'09"E 247.86' to a ½" rebar found; thence, N23°55'28"W 220.09' to a ½" rebar found; said point being the westernmost corner of Davis (69/580) and the northernmost corner of the property described herein; thence leaving said cemetery and running with Davis for two (2) calls as follows: S77°45'48"E 281.38' to a point; thence, S62°26'43"E 287.24' to a metal fence post found in the west right-of-way of Reedertown Road; thence, running with said right-of-way for four (4) calls as follows: S17°19'55"E 76.84' to a point; thence, S12°24'19"E 79.14' to a point; thence, S03°41'44"E 92.18' to a point; thence, S05°20'52"E 95.99' to a ½" rebar set, said point being the northeast corner of Lot 12 of Bart Burrow property and the southeast corner of the property described herein; thence, running with Lot 12 S89°02'09"W 843.17' to a ½" rebar set in the east right-of-way of Reedertown Road, said point being the northwest corner of Lot 12 and the southwest corner of the property described herein; thence running with said right-of-way for two (2) calls as follows: N22°23'42"E 146.02' to a point; thence, N29°10'23"E 130.04' to the point of beginning and containing **6.867 Acres by Survey**. Actual field survey performed by Grady C. Phillips, R.L.S. #2488, Clinton Surveying Services, LLC, 380 South Lowe Avenue Suite 6, Cookeville, Tennessee on September 10, 2007.

Subject to Reedertown Properties Declaration of Covenants, as follows:

1. No commercial, retail or wholesale businesses shall be conducted from or on the premises of any lot. Activities such as land development, boarding horses and rental cabins are accepted.
2. Attached and detached outbuildings are permitted and must be constructed in uniform with the residential dwelling.
3. No permanent outside toilet facilities or any type of privy will be used or maintain on property.
4. No rubbish or debris of any kind shall be permitted to accumulate upon the property.
5. No inoperable automobiles or equipment are to be stored on the property.
6. All homes must have a foundation. No modular home permitted on any property.

Person or Agency

Responsible for Taxes:

Jerry Forbes and Irene Venburg

5669 Clubhouse Dr.

Fort Mohave, AZ 86426

- 9. No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted.
- 10. No activities shall be conducted on the property and no improvements shall be constructed on the property that are or might be unsafe, hazardous to any person or property, or in violation to any county, state or federal law.
- 11. There shall be no interference with the established drainage patterns over any of the property; drainage improvements are permissible only if the drainage does not adversely affect neighboring lots.
- 12. All legal costs occurred as a result of upholding this document shall be assumed by the land owner that is in violation of this covenant, and shall be billed to and paid for by the said land owner.

Being the same property as conveyed to Bart Burrow* in Warranty Deed Book 70, Page 84, Register's Office, Pickett County, Tennessee, which is the previous and last conveyance.

NOTE: The previous and last conveyance is a deed to Reedertown, LLC from Larry Storie et ux Judy Storie, of record in Warranty Deed Book 70, Page 84, Register's Office, Pickett County, Tennessee. Said conveyance being a portion of said deed.

Reedertown Properties, LLC is a subsidiary of Ballan, Inc.

PORTION OF PICKETT COUNTY, TENNESSEE TAX MAP 45, PARCELS 1.00, 3.00 or 3.01.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors or assigns, forever. And I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19th day of November, 2007.

REEDERTOWN, LLC

BY: Bart Burrow
BART BURROW, MANAGING MEMBER

STATE OF Tennessee
COUNTY OF Overton

Before me, the undersigned Notary Public in and for the County and State above mentioned, personally appeared BART BURROW, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member of REEDERTOWN, LLC the within named bargainor, a limited liability company, and that he as such member, and being fully authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such member.

WITNESS my hand and official seal at office on this the 19th day of November, 2007.

Catherine Hunter
Notary Public

My Commission Expires:
11/6/10

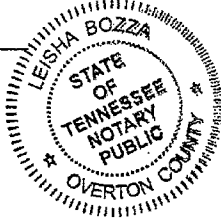
I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$78,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Catherine Hunter
Affiant

Sworn to and subscribed to before me on this the 19th day of November, 2007.

Leisha R. Bozza

My Commission Expires: 6-26-10



STATE OF TENNESSEE, PICKETT COUNTY
The foregoing instrument and certificate were noted in
Note Book 5, Page 207 at 8:20 clock A.M. on 11/20/07
and recorded in and Book 72 Page 627
State Tax Paid \$28.64 Fee 1.00 Recording Fee 17.00
Total 306.60 Witness my hand.
Receipt No. 29539
Register Phyllis Ford

(Deads/Reedertown, LLC to Forbes and Venburg(Lot 13)11-02-07 WD)