

Christian County Kentucky By: J. KNIGHT
Michael A. Kern, Clerk
BK 781 PG 423 - 425 (3)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 13th day of Sept., 2021 by **RONALD L. RAY and his wife, NANCY C. RAY** by and through her lawful attorney-in-fact **RONALD L. RAY** of 1697 Busby Station Road, Robards, Kentucky 42452 (GRANTORS) and **KIMBERLY GRAHAM and her husband, ROBERT GRAHAM**, of 881 Greenville Road, Elkton, Kentucky 42220 (GRANTEES).

Send Tax Bill To: Kimberly Graham and Robert Graham of 881 Greenville Road, Elkton, Kentucky 42220

WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED FIVE THOUSAND DOLLARS AND ZERO CENTS (\$105,000.00)** 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, his or her heirs and assigns, forever, real property situated in Christian County, Kentucky, and more particularly described as follows:

Unless noted otherwise, any monument referred to herein as an "iron pin set" is a set 5/8" c 24" rebar with 1 1/2" aluminum cap stamped "AEI #2286". All bearings stated herein are referred to the magnetic meridian as observed on December 20, 2001.

Beginning at an iron pin set in the East right-of-way of Highway 41; said iron pin is located North 18° 45' 57" East 356.93' from the centerline intersection of Highway 41 and Highway 407 at the Southwest corner of the Eugene Stevens tract (Deed Book 465 page 194); thence with the South line of Stevens North 89° 21' 42" East 1295.31' to an existing 18" oak and fence corner; thence North 06° 47' 42" East 356.43' to an iron pin set; thence South 76° 24' 18" East passing through an iron pin set at 1009.74' for a total distance of 1039.74' to the center of a branch; thence with the center of said branch and the West line of another Eugene Stevens tract (Deed Book 475 page 480) the following 24 courses: South 17° 44' 18" West 43.26'; South 41° 59' 33" West 89.96'; South 04° 17' 13" West 75.31'; South 15° 16' 03" West 101.47'; South 08° 23' 14" East 37.83'; South 05° 56' 21" West 19.59'; South 20° 12' 28" West 78.67'; South 09° 25' 15" East 39.09'; South 14° 54' 57" West 62.14'; South 31° 34' 27" West 45.82'; South 38° 08' 35" West 30.26'; South 02° 22' 13" West 73.27'; South 27° 11' 21" West 111.41'; South 15° 06' 33" East 77.69'; South 47° 36' 10" West 77.18'; South 14° 17' 14" East 39.18'; South 11° 40' 38" East 41.49'; North 89° 22' 21" West 43.87'; South 53° 10' 48" West 43.27'; South 01° 35' 16" East 44.29'; South 13° 45' 12" West 89.33'; South 06° 04' 50" East 79.62'; South 20° 19' 55" East 57.36'; South 10° 58' 46" West 47.62'; thence leaving said branch with the R.C. Brasher heirs tract (Deed Book 278 page 139) North 32° 08' 18" West passing through an iron pin set at 34.08' for a total distance of 909.26' to an iron pin set; thence with the North line of Brasher South 57° 51' 42" West 2165.13' to an iron pin

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Harold Johns
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set in the East right-of-way of Highway 41; thence with said right-of-way North 10° 42' 47" East 1099.06'; North 79° 17' 13" West 10.00'; North 10° 42' 47" East 475.51' to the beginning, containing 53.36 acres as per survey by Roger D. Lynn, P.L.S. #2286 with Associated Engineering, Inc. dated February 14, 2002.

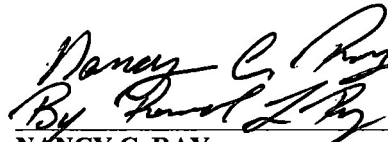
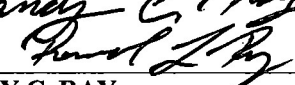
Source of Title: Being the same property conveyed to Ronald L. Ray and his wife, Nancy C. Ray from Mark Energy, Inc. by deed dated December 29, 2003 and recorded in Deed Book 602, Page 626 of the Christian County Court Clerk's Office.

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

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

GRANTORS:


RONALD L. RAY


By  POA
NANCY C. RAY
By and through her lawful attorney in fact, Ronald L. Ray.
See MS Book 589, Page , BK 147 Pg 589
Christian County Clerk's Office.

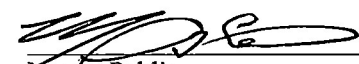
STATE OF KENTUCKY)
) SCT.
COUNTY OF TODD)

I, Mark D 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 **RONALD L. RAY and his wife, NANCY C. RAY by and through her lawful attorney-in-fact RONALD L. RAY**, to be their voluntary act and deed.

Witness my hand in seal of office this 13th of Sept., 2021.

My Commission Expires: 10-16-2021




Notary Public
Notary registration no: 497239

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 **\$105,000.00**.

GRANTORS:

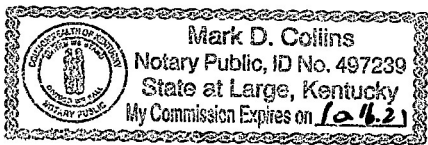
Ronald L. Ray
RONALD L. RAY

Nancy C. Ray
By Ronald L. Ray POA
NANCY C. RAY
By and through her lawful attorney in fact, Ronald L. Ray.
See _____ Book _____, Page _____,
Christian County Clerk's Office.

STATE OF KENTUCKY)
) SCT.
COUNTY OF TODD)

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me
by RONALD L. RAY and his wife, NANCY C. RAY by and through her lawful attorney-in-fact RONALD L.
RAY, this 13th day of Sept., 2021.

My Commission Expires: 10-16-2021



[Signature]
Notary Public
Notary registration no: 497239

GRANTEES:

[Signature]
KIMBERLY GRAHAM

[Signature]
ROBERT GRAHAM

STATE OF KENTUCKY)
) SCT.
COUNTY OF TODD)

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me
by KIMBERLY GRAHAM and her husband, ROBERT GRAHAM, this 13th day of Sept., 2021.

My Commission Expires: 10-16-2021

[Signature]
Notary Public
Notary registration no: 497239

Prepared By:

[Signature]
Mark D. Collins
Law Offices of Harold M. Johns
Post Office Box 746
12 Public Square
Elkton, Kentucky 42220
Telephone: 270-265-2912

