

CALDWELL COUNTY
BOOK 336 PAGE 501

LODGED FOR RECORD
AT 3:04 P.M.

AUG 05 2021

REG. FEE 50 TAX 425
CALDWELL COUNTY, TONI WATSON, CLERK
BY DARD D.C.

DEED

THIS DEED OF CONVEYANCE, made and entered into this 30 day of July, 2021, by and between JIMMY SANDERSON and LOUISE SANDERSON, husband and wife, 14869 Sugar Creek Road, Cerulean, Kentucky 42215, hereinafter referred to as GRANTORS; and MS INVESTMENTS, LLC, a Kentucky limited liability company, P.O. Box 86, Herndon, Kentucky 42236, hereinafter referred to as GRANTEE; The in care of address for the property tax bills is P.O. Box 86, Herndon, Kentucky 42236.

WITNESSETH:

THAT for and in consideration of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$425,000.00), which is due and payable per the terms of a promissory note and mortgage executed this same day, Grantors have this day bargained, sold, aliened and conveyed, and do by these presents hereby bargain, sell, transfer and convey unto Grantee, MS Investments, LLC, its successors and assigns, in fee simple forever, in the following described real estate located in Caldwell County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or any anywise appertaining, unto

Grantee, MS Investments, LLC, its successors and assigns, in fee simple forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantors and Grantee hereto, this the day and date first above written.

GRANTORS:

Jimmy Sanderson
JIMMY SANDERSON

Louise Sanderson
LOUISE SANDERSON

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by Jimmy Sanderson and Louise Sanderson, husband and wife, to be their free act and deed, this 30 day of July, 2021.

My commission expires 10/22/2024

David L. Cotthoff
NOTARY PUBLIC
NOTARY ID# KYNP15712

DAVID L. COTTHOFF
ID NO. KYNP15712
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES 10-22-2024

GRANTEE:

MS INVESTMENTS, LLC

J.B. Moore member/mgr.
J.B. MOORE, MEMBER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF CHRISTIAN)

SCT.

The foregoing instrument was subscribed, sworn and acknowledged before me by MS Investments, LLC, by J.B. Moore, Member, to be his free act and deed for and on behalf of said company, this 30 day of July, 2021.

My commission expires 10/22/2024.

[Signature]
NOTARY PUBLIC
NOTARY ID# KYNP15712

THIS INSTRUMENT PREPARED BY:

[Signature]

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 WEST NINTH STREET
P.O. BOX 536
HOPKINSVILLE, KY 42241
270-885-9909

DAVID L. COTTHOFF
ID NO. KYNP15712
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES 10-22-2024

EXHIBIT "A"

TRACT ONE: 307 Akers Avenue

Being all of Lot 7 and a portion of Lot 6 in Block C in the White Addition to the City of Princeton, Caldwell County, Kentucky, and more particularly described as follows:

BEGINNING at an iron pin in the southwest corner of Lot 7 in said Addition; thence N. 29 degrees 30' E. 150 feet to a stake on the south right of way line of Akers Avenue; thence along the said right of way line S. 60 degrees 30' E. 32 feet to a stake on the south right of way line of Akers Avenue; thence S. 29 degrees 30' W. 150 feet to an iron pin in line of Lot 6; thence continuing with said line, N. 60 degrees 30' W. 32 feet to the point of beginning, containing 4,800 square feet to plat and survey by Ferrell L. Forsythe, LS #1974 dated September 19, 1977.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated January 22, 2015 and recorded in Deed Book 303, Page 2, Caldwell County Clerk's Office.

TRACT TWO: 100 Cherry Street

A certain tract, piece or parcel of property lying in Princeton, Caldwell County, Kentucky and being more particularly described as follows:

Beginning at an iron stake in the South line of Varmint Trace Road or Street, thence with South line of same S-68 $\frac{3}{4}$ - E 75 ft. to an iron stake at the intersection of south line of Varmint Trace Street and West line of Cherry Street, thence with the west line of Cherry Street S. 24 $\frac{3}{4}$ W. 124 ft. to an iron stake at the intersection of North line of an alley, thence with the North line of same N-69-W-78.5 ft. to an iron stake, thence N-24 $\frac{1}{4}$ - E 125 ft. to the beginning.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated February 4, 2012 and recorded in Deed Book 289, Page 78, Caldwell County Clerk's Office.

TRACT THREE: 520 Hopkinsville Street

A certain tract, piece or parcel of land situated, lying and being in the City of Princeton, Caldwell County, Kentucky, and being Lot No. 1 in Woodlawn Court, and bounded and described as follows:

BEGINNING at a stone, corner to S.O. Catlett in south line of Hopkinsville Street, running thence with said Catlett's line, S. 30 degrees W. 104 feet, more or less, to a stake or stone, thence N. 54 degrees W. 72 feet, more or less, to a stone, corner to W.O. Towery and Mrs. Carrie Henry's line, thence with Towery's line N. 30 degrees E. 104 feet, more or less, to a stone, corner to said Towery and south line of Hopkinsville Street, thence with south line of said street, S. 54 degrees E. 72 feet, more or less, to the beginning.

There is conveyed in this deed ten (10) feet on east side of said lot, which is a proposed alley extending same width from Hopkinsville Street across this lot along Catlett's line, and it is hereby

understood and agreed that this ten foot alley is to be kept open for the free and undisturbed use of this lot and other property, at all times.

There is also granted and conveyed hereby as appurtenance to said lot and to pass such the free and unobstructed use and occupancy of stall No. 1 of the garage located on Lot No. 3 of said "Woodlawn Court", the free and unobstructed use of the main line of Hopkinsville Street and the free and unobstructed use of the circular driveway and alley as a means of ingress and egress to and from this lot, but the Grantee, his heirs and assigns, shall bear their proportionate part and share of upkeep of said garage and driveway, all of which shall at all times be kept in good condition and said driveway shall at all times be kept open.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated May 18, 2012 and recorded in Deed Book 290, Page 204, Caldwell County Clerk's Office.

TRACT FOUR: 303 Nichols Street

Three (3) certain tracts, pieces or parcels of land situated, lying and being in Princeton, Caldwell County, Kentucky, and more particularly described as follows:

Tract I

Beginning at a concrete marker in the north line of Nichols Street and being S 80-1/2 East 75 feet from the east line of White Street; thence, N 8-1/2 East 50 feet to concrete marker in McQuirk line; thence, South 80-1/2 East 75 feet to a concrete marker; thence, South 8-1/2 West 50 feet to a concrete marker in the north line of Nichols Street; thence, with same N 80-1/2 West 75 feet to the beginning, being the eastern one-half (1/2) of Lot No. 9.

Tract II

A certain lot or parcel of land situated, lying and being in the Eastern part of the City of Princeton, Caldwell County, Kentucky, and in what is known as Nichols Addition to the City of Princeton, Kentucky. Same being 65 feet off the Eastern one-half of Lot No. 8 in Block "C" dimensions of said portion conveyed are 50 feet by 65 feet and which lot is shown by plat of said addition, now of record in Deed Book 58, Page 124-25, Caldwell County Clerk's Office.

Tract III

A certain tract, piece or parcel of land, situated, lying and being in the Eastern part of the City of Princeton, Caldwell County, Kentucky, and in what is known as the Nichols Addition to the City of Princeton, Kentucky, same being the Western one-half (1/2) of Lots No. 10 and 11 in Block C, as is shown by plat of said Addition, recorded in Deed Book 58, Page 124-125, Caldwell County Court Clerk's Office; said lot fronts 75 feet on Nichols Street and runs back in a Northerly directions 100 feet.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated April 1, 2016 and recorded in Deed Book 308, Page 558, Caldwell County Clerk's Office.

TRACT FIVE: 610 Maple Avenue

A certain tract, piece or parcel of land situated, lying and being in Princeton, Caldwell County, Kentucky, and more particularly described as follows:

Beginning at an iron pin in the North margin of Maple Avenue and a retaining wall, thence with North margin of said street, N. 66 degrees, 15' W. 44 feet to an iron pin; thence N. 25 degrees 00' E. 119 feet to an iron pin in a 10 foot alley; thence with said alley, S. 64 degrees 25' E. 46 feet to an iron pin by a fence post; thence S. 25 degrees 59' W. 117.6 feet to an iron pin in the point of beginning. This lot being a portion of Lot #5 in Block E of Princeton Heights Subdivision No. 2 of City of Princeton, Caldwell County, Kentucky, see plat of said addition of record in Deed Book 34, Page 534, Caldwell County Court Clerk's Office. (Description herein furnished by the parties according to survey of Ferrel L. Forsythe, PLS 1974, dated August 16, 1978).

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, husband and wife, by deed dated November 4, 2014 and recorded in Deed Book 301, Page 660, Caldwell County Clerk's Office.

TRACT SIX: 507 Willow Lane

A certain lot, piece or parcel of land lying and being in Caldwell County, Kentucky on the north side of Highway No. 62 about 1-1/2 miles from the courthouse and described as follows:

Being a part of Lot #9 in accordance with plat of M.W. Thomas property in Deed Book 93, Page 157, Caldwell County Clerk's Office and is 40 feet by 150 feet.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, husband and wife, by deed dated December 19, 2013 and recorded in Deed Book 298, Page 196, Caldwell County Clerk's Office.

TRACT SEVEN: 411 Willow Lane

One certain lot, piece or parcel of land, lying and being in Princeton, Caldwell County, Kentucky, on the north side of Highway 62, about 1-1/2 miles from the courthouse, and more particularly bounded and described as follows:

Being Lot 6 in what is known as the M.W. Thomas property, in accordance with plat of said M.W. Thomas property, of record in Deed Book 93, Page 157, Caldwell County Clerk's Office. Said lot fronts 50 feet on Willow Lane and runs back a distance of 150 feet, parallel with Linwood Street.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated July 2, 2014 and recorded in Deed Book 300, Page 408, Caldwell County Clerk's Office.

TRACT EIGHT: 424 S. Harrison Street

BEGINNING at a stake in the west side of South Harrison Street 50 feet in a southern direction from the intersection of Akers Avenue; thence North 67 West 121.5 feet to a concrete block retaining wall; thence with edge of wall North 60 West 43.5 feet to cross fence; thence with fence South 21 West 77 feet to a stake in fence row by post; thence South 61 degrees East 165 feet to an iron pipe west edge of South Harrison Street; thence with west edge of Harrison Street North 25 East 75 feet to the point of beginning.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, his wife, by deed dated June 7, 2013 and recorded in Deed Book 296, Page 58, Caldwell County Clerk's Office.

TRACT NINE: 402 Dollar Street

One certain lot or parcel of land, situated and being in the eastern part of the City of Princeton, Caldwell County, Kentucky, and in what is known as the Nichols Addition to the City of Princeton, Kentucky; same being Lot No. 11 in Block F, as shown by plat of said addition, now of record in Caldwell County Clerk's Office in Deed Book 58, Page 124-125.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, husband and wife, by deed dated January 16, 2014 and recorded in Deed Book 298, Page 365, Caldwell County Clerk's Office.

TRACT TEN: 101-103 Good Street

One lot in the City of Princeton, Kentucky, and in Mechanics Addition thereto, fronting on east side of Good Street (formerly Pool Street), bounded and described as follows:

Beginning at a stake on corner of Mrs. Martha Mitchell's line, thence 48-1/2 feet N. of Good Street to a stake to corner of Mrs. Madelene Hilke's lot, thence E. 121 feet to an alley, thence S. 50 feet running with alley to Mrs. Martha Mitchell's corner, thence 121 feet W. to beginning. Begin part of lots nos. 58 and 59 in Mechanics Addition to the City of Princeton, shown by plat of same recorded in Deed Book No. 34, Page 276, Caldwell County Clerk's Office.

BEING the same property conveyed to Jimmy Sanderson and Louise Sanderson, husband and wife, by deed dated February 28, 2013 and recorded in Deed Book 294, Page 475, Caldwell County Clerk's Office.

STATE OF KENTUCKY, COUNTY OF CALDWELL, SCT.

I, Toni Watson, Caldwell County Clerk, do certify that the foregoing instrument was on this day lodged for record at 3:04 PM o'clock. Whereupon I have recorded the same with this certificate in my said office.

Given under my hand this 5 day of Aug 2021

TONI WATSON, CLERK

BY: Judy Barz D.C.

END OF DOCUMENT