

DOCUMENT NO: 296169
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COUNTY CLERK: CARMEN FINLEY
COUNTY: TRIGG COUNTY
BOOK: D322 PAGE: 844 - 849 DEED
Signed: TG

53

D E E D

THIS DEED, made and entered into on this the 26th
day of July, 2022 by and between 5002 COMPANY TRUST,
Sands Chewning, Trustee, P. O. Box 955, Hopkinsville, Kentucky
42240, Grantor, and RICHARD BUSING REVOCABLE TRUST, Earl Calhoun,
Trustee, of 4537 Ft. Campbell Boulevard, Suite 101, Hopkinsville,
Kentucky 42240, Grantee,

W I T N E S S E T H:

That for and in consideration of transferring
property from one trust to another, and the parties declare the
Fair Cash Value of the property to be \$ 365,000⁰⁰, Grantor
has this day conveyed, and does by these presents convey to the
Grantee, its successors and assigns in fee simple absolute, the
following described real estate located in Trigg County,
Kentucky:

Legal Description: SEE "EXHIBIT A" FOR
LEGAL DESCRIPTION OF PROPERTY AND SOURCE OF
TITLE.

Property taxes for the year 2022 will be
paid by the Grantee.

The property tax bill for 2022 is to be sent
to: Richard Busing Revocable Trust, Earl

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Calhoun, Trustee, of 4537 Ft. Campbell Boulevard, Suite 101, Hopkinsville, Kentucky 42240.

This conveyance is subject to valid and enforceable easements, restrictions, and covenants of record in the chain of title, including those for existing roadways and utilities.

Value Certificate: By their signatures, the parties to this transaction or their agents declare that the fair cash value of the property is shown above. Grantee signs this deed to so certify. We understand that falsification of the stated value is a Class D felony subject to one to five years imprisonment and fine up to \$10,000.00.

TO HAVE AND TO HOLD the above described real estate, with all the improvements and appurtenances thereunto belonging or appertaining, to the Grantee, its successors and assigns in fee simple absolute, with Covenant of General Warranty of Title.

IN TESTIMONY WHEREOF witness the hands of Grantor and Grantee the day and year first written.

5002 COMPANY TRUST, Grantor
BY: 
SANDS CHEWNING, Trustee

RICHARD BUSING REVOCABLE TRUST, Grantee
BY: 
EARL CALHOUN, Trustee

STATE OF KENTUCKY ()
 ()
COUNTY OF ~~TRIGG~~ ()
 Christian

Subscribed, sworn, and acknowledged before me this 26 day of July, 2022 by Sands Chewning, Trustee of 5002 Company Trust, Grantor, on behalf of the Trust.

My commission expires: 10/22/22.

Karen P Kreil
Notary Public, State at Large
ID No.: 610995

STATE OF KENTUCKY ()
 Christian ()
COUNTY OF ~~TRIGG~~ ()
 SCT.

The value certificate was subscribed, sworn, and acknowledged before me this 26 day of July, 2022 by Earl Calhoun, Trustee of Richard Busing Revocable Trust, Grantee, on behalf of the Trust.

My commission expires: 10/22/22.

Karen P Kreil
Notary Public, State at Large
ID No.: 610995

The undersigned is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRC §5064(e) or other applicable law.

DRAFTSMAN NOT RESPONSIBLE FOR DESCRIPTION AND SOURCE OF TITLE FURNISHED BY PARTIES.

I certify that this instrument has been prepared by H. B. QUINN, Attorney at Law, 14 Court Street, P.O. Box 1549, Cadiz, Kentucky 42211.

BY: [Signature]
H. B. QUINN

EXHIBIT A

Page 1 of 3

Legal Description Tract 1
Of a Portion of the David McCraw and Sharon McCraw and Donnie McCraw and Kathy
McCraw Property

Being a tract of land to the south of the City of Cadiz in Trigg County Kentucky
and being approximately 2.5 miles east of the intersection of Kentucky Highway
139 and Kentucky Highway 525 and lying on the south side of said Highway 525 and
more particularly described as follows:

In this document the use of the term iron pin set will be taken to refer to an
18 inch long #4 rebar with a survey cap stamped "J PAYNE PLS #3536" set this
survey.

Beginning at an iron pin set at the northwest corner of the herein described
tract, said point being approximately 30 feet south of the centerline of
Kentucky Highway 525 and approximately 25 feet east of the centerline of
Randolph Road;

thence with the south right of way of Highway 525 South 80 degrees 29 minutes 15
seconds East a distance of 1952.10 feet to an iron pin set, said point being
South 23 degrees 25 minutes 06 seconds East a distance of 0.72 feet from a
concrete right of way marker;

thence with a right of way line as conveyed to the Commonwealth of Kentucky in
Deed Book 118 Page 474 the following calls:

South 38 degrees 30 minutes 01 seconds East a distance of 67.27 feet to an
iron pin set in the center of a creek bed;

South 83 degrees 26 minutes 15 seconds East a distance of 291.48 feet to
an iron pin set in the center of an old road bed, said point being South
87 degrees 40 minutes 24 seconds East a distance of 4.83 feet from a
concrete right of way monument and being in the south line of the Harvey
Choat Property (Deed Book 129 Page 193 and Deed Book 137 Page 384);

thence with Choat's south line South 42 degrees 13 minutes 21 seconds East a
distance of 138.41 feet to an iron pin set in the center of an old road bed;

thence continuing with Choat's line South 58 degrees 46 minutes 44 seconds East
a distance of 158.45 feet to an existing axle, said point being a common corner
to the herein described property, the Harvey Choat Property and the Billy T.
Williams Property (Deed Book 219 Page 177);

thence with Williams west line South 21 degrees 19 minutes 09 seconds East a
distance of 194.87 feet to an existing iron pin and cap stamped "CRUSE PLS
#3210) found at the base of a wooden fence corner, said point being the
northeast corner of the herein described tract and the northwest corner of the
John and Licia Rasori Property (Deed Book 203 Page 669);

thence with the Rasori west line South 08 degrees 12 minutes 29 seconds West a
distance of 948.81 feet to an existing iron pin and cap stamped "CRUSE PLS
#3210) found at the base of a wooden fence corner;

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thence with another of Rasori's lines North 82 degrees 25 minutes 45 seconds West a distance of 1012.00 feet to an existing iron pin and cap stamped "BOREN PLS #1523", said point being the northwest corner of the Rasori Property and the northeast corner of the Theresa A. Allen and Cecil E. and Cherie A. Depew Property (Deed Book 207 Page 534);

thence with the north line of the Allen/Depew Property North 82 degrees 03 minutes 40 seconds West a distance of 2363.94 feet to an iron pin set, said point being approximately 25 feet east of the centerline of Randolph Road;

thence running generally 25 feet east of and parallel to the centerline of Randolph Road the following calls:

North 12 degrees 31 minutes 07 seconds East a distance of 81.40 feet to an iron pin set;

with a curve turning to the left having an arc length of 48.84 feet, with a radius of 225.00 feet, a chord bearing of North 06 degrees 18 minutes 01 seconds East, and a chord length of 48.74 feet to an iron pine set;

North 00 degrees 04 minutes 55 seconds East a distance of 247.38 feet to an iron pin set;

with a curve turning to the left having an arc length of 73.15 feet, with a radius of 225.00 feet, a chord bearing of North 09 degrees 13 minutes 52 seconds West, and a chord length of 72.82 feet to an iron pin set,

North 18 degrees 32 minutes 39 seconds West a distance of 190.56 feet to an iron pin set;

with a curve turning to the right having an arc length of 28.82 feet, with a radius of 175.00 feet, a chord bearing of North 13 degrees 49 minutes 37 seconds West, and a chord length of 28.78 feet to an iron pin set,

North 09 degrees 06 minutes 36 seconds West a distance of 157.79 feet to an iron pin set;

with a curve turning to the right having an arc length of 39.81 feet, with a radius of 25.00 feet, a chord bearing of North 36 degrees 30 minutes 48 seconds East, and a chord length of 35.74 feet to an iron pin set,

North 82 degrees 08 minutes 11 seconds East a distance of 380.92 feet to an iron pin set;

with a curve turning to the left having an arc length of 243.30 feet, with a radius of 1025.00 feet, a chord bearing of North 75 degrees 20 minutes 11 seconds East, and a chord length of 242.73 feet to an iron pin set,

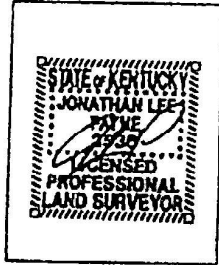
North 68 degrees 32 minutes 11 seconds East a distance of 173.59 feet to an iron pin set;

with a curve turning to the left having an arc length of 178.36 feet, with a radius of 275.00 feet, a chord bearing of North 49 degrees 57 minutes 20 seconds East, and a chord length of 175.25 feet to an iron pin set,

North 31 degrees 22 minutes 28 seconds East a distance of 145.04 feet to the point of beginning.

Said property described above having an area of 98.00 acres more or less as surveyed by Jonathan L. Payne PLS #3536 during August of 2004.

Being a portion of a 431.50 acre by deed tract of land recorded to David McCraw and Sharon McCraw and Donnie McCraw and Kathy McCraw in Deed Book 171 Page 358 of the Trigg County Court Clerk's Office and being subject to any previously conveyed easements, restriction, right of ways, or further encumbrances.



Jonathan L. Payne
Jonathan L. Payne, PLS #3536

08/28/2004
Date

INCLUDED in the above description but excluded from this conveyance is an 81.66 acre tract conveyed to RK Trust by deed dated July 9, 2019 recorded in Deed Book 305, page 564, Trigg County Clerk's Office.

BEING part of the same real property conveyed to 5002 Company Trust by deed dated August 31, 2004 from David McCraw and Sharon McCraw, husband and wife, and Donnie McCraw and Kathy McCraw, husband and wife, which is recorded in Deed Book 221, page 619, Trigg County Clerk's Office.