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Receipt#: 2018-00001578
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Fees: \$17.00 Tax: \$27.00
Christian County, KY
Michael Kem County Clerk

BK **742** PG **214-216**

DEED

THIS DEED OF CONVEYANCE, made and entered into this 9 day of March, 2018, by and between CALABRO PROPERTIES, LLC, a Kentucky Limited Liability Company, 16575 Lafayette Road, Herndon, Kentucky 42236, hereinafter referred to as GRANTOR; and DALLAS BRAUNER, 1202 S. Main Street, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEE. The in care of address for the property tax bill is 1202 South Main St. Hopkinsville KY 42240.

WITNESSETH:

THAT for and in consideration of the sum of TWENTY SIX THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$26,750.00), all of which is cash in hand paid, the receipt of which is hereby acknowledged by Grantor, Grantor has this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantee, Dallas Brauner, in fee simple, his heirs and assigns forever, the following described real estate located 407 West 13th Street, Hopkinsville, Christian County, Kentucky, to-wit:

BEGINNING at a stake standing in the south edge of the south concrete sidewalk on West 13th Street, One Hundred Fifty (150 ft.) Feet, more or less, Eastwardly from the juncture of the South line of West 13th Street and the East line of Cherry Street, being the NW corner of Lot No. 4, thence with the line of Lot No. 5 Southwardly One Hundred Eighty-Two and one-half (182-1/2 ft.) Feet, more or less, to the SW corner of said lot on the North edge of a Thirty (30 ft.) Foot Street; thence with the North edge of said street Eastwardly Fifty (50 ft.) Feet, more or less, to a stake in the North boundary line of said street; thence Northwardly, paralleling Lot No. 3, One Hundred Eighty Two and one-half (182-1/2 ft.) Feet, more or less, to the South edge of the South concrete

Delivered to David Cottrop
MAR 12 2018
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sidewalk on said West 13th Street, thence with the South edge of said sidewalk Westwardly Fifty (50 ft.) Feet, more or less, to the point of beginning, the NW corner of Lot No. 4 and West 13th Street, being the whole of said lot.

BEING the same property Calabro Properties, LLC by deed dated February 9, 2013 and recorded in Deed Book 692, Page 598, Christian County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, Dallas Brawner, in fee simple, his heirs and assigns 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 Grantor and Grantee hereto, this the day and date first above written.

GRANTOR:

CALABRO PROPERTIES, LLC


BRIAN CASEY BROWN, MEMBER

GRANTEE:


DALLAS BRAWNER

COMMONWEALTH OF KENTUCKY

)SCT.

COUNTY OF CHRISTIAN

The foregoing instrument was subscribed, sworn and acknowledged before me by

Member, this 7 day of March, 2018.

10/22/2020

Notary Public 565668

COMMONWEALTH OF KENTUCKY

) SCT.


COUNTY OF CHRISTIAN

The foregoing instrument was subscribed, sworn and acknowledged before me by

Dallas Brawner to be his free act and deed, this 9 day of March, 2018.

10/22/2020

Notary Public 565668

Prepared by: 

DAVID L. COTTHOFF

COTTHOFF & WILLEN

317 West Ninth Street

P. O. Box 536

Hopkinsville, Kentucky 42241