


**TAX BILL TO:**  
**Mollie Spain**  
**233 Hillwood Circle**  
**Hopkinsville, Kentucky 42240**

  
Doc ID: 005164490005 Type: DEE  
Recorded: 11/28/2018 at 02:57:13 PM  
Receipt#: 2018-00008387  
Page 1 of 5  
Fees: \$23.00 Tax: \$105.00  
Christian County, KY  
Michael Kem County Clerk  
BK **749** PG **401-405**

**D E E D**

THIS DEED OF CONVEYANCE made and entered into this 26 day of November, 2018, by and between **EPI & ASSOCIATES, LLC, a Kentucky Limited Liability Company**, 157 Pleasant View Acres Drive, Hopkinsville, Kentucky (GRANTOR) and **MOLLIE SPAIN, a single person**, whose address is 233 Hillwood Circle, Hopkinsville, Kentucky 42240 (GRANTEE).

**W I T N E S S E T H:**

THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS (\$104,775.00), and the winding up of the LLC's company (KRS 275.300), the receipt of which is hereby acknowledged, Grantor hereby bargains, sells, aliens, and conveys unto the Grantee, her heirs and assigns forever in fee simple, the following described real estate located at 2151 Greenville Road, 2119 Crockett Street, 1230 E 7<sup>th</sup> Street, 404 Bryan Street, 131 Avalon Boulevard, 917 Wood Street, and 1509 Shawnee, Hopkinsville, Christian County, Kentucky, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTIONS AND SOURCES OF TITLE

The property herein conveyed is made subject to all legally enforceable restrictions and easements of record.

TO HAVE AND TO HOLD the above-described real property, together with all of the appurtenances thereunto belonging, unto the Grantee, her heirs and assigns forever in fee simple, with COVENANT OF GENERAL WARRANTY OF TITLE.

**CONSIDERATION CERTIFICATE**

The parties hereto state the consideration reflected in this deed is the full consideration paid

Delivered to Lee Norton

NOV 29 2018 20

for the property. The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the Grantor and the Grantee the day and date first herein written.

**GRANTOR:**

EPI & ASSOCIATES, LLC

By: Ronnie Pete Roberts

**Ronnie Pete Roberts**

By: Tracey Hancock

**Tracey Hancock Attorney in Fact – See POA**

**Recorded in Book 136 Page 479**

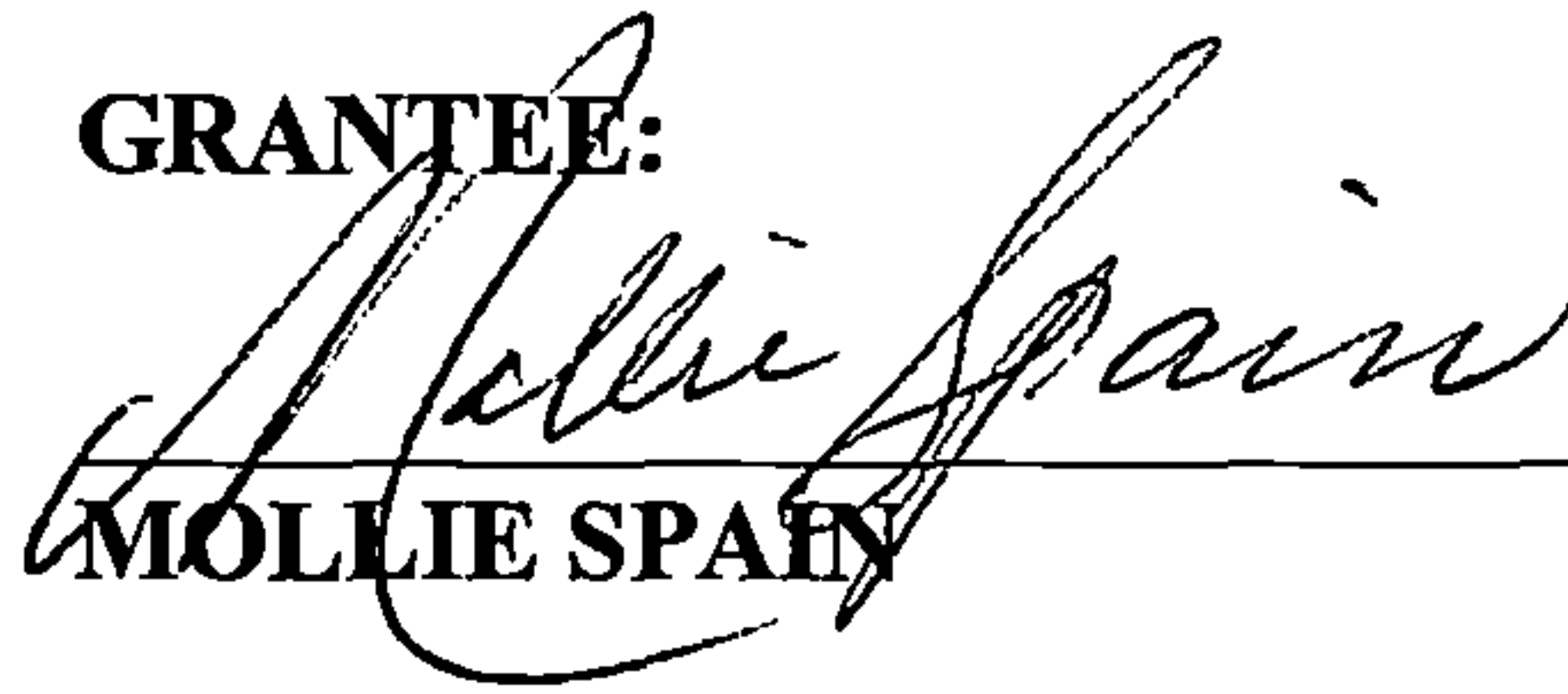
By: Tracey Hancock  
**Tracey Hancock**

STATE OF KENTUCKY                     )  
COUNTY OF CHRISTIAN                ) SCT.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify for record that the foregoing Deed was this day produced to me in said County and State and acknowledged before me by the within-named **Ronnie Pete Roberts by Tracey Hancock Attorney in Fact and Tracy Hancock both Members of EPI & Associates, LLC, Grantors**, to be their free act and deed, this 26 day of November, 2018.

Debra B Cowherd  
NOTARY PUBLIC  
My Commission expires: 9-19-22

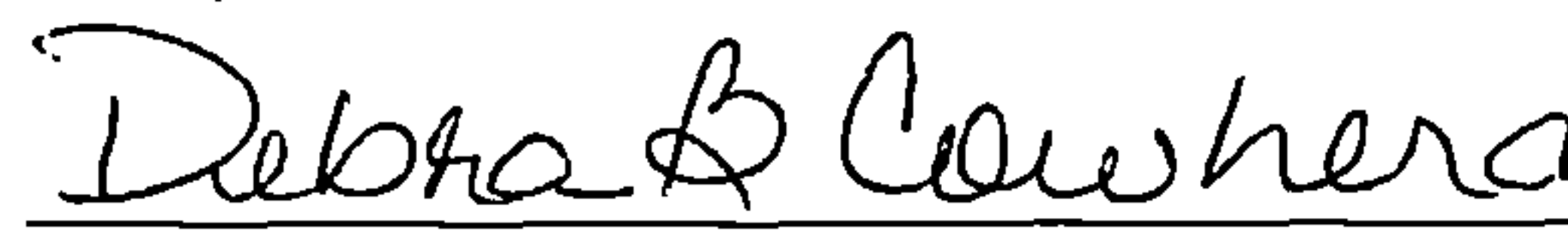
GRANTEE:

  
MOLLIE SPAIN

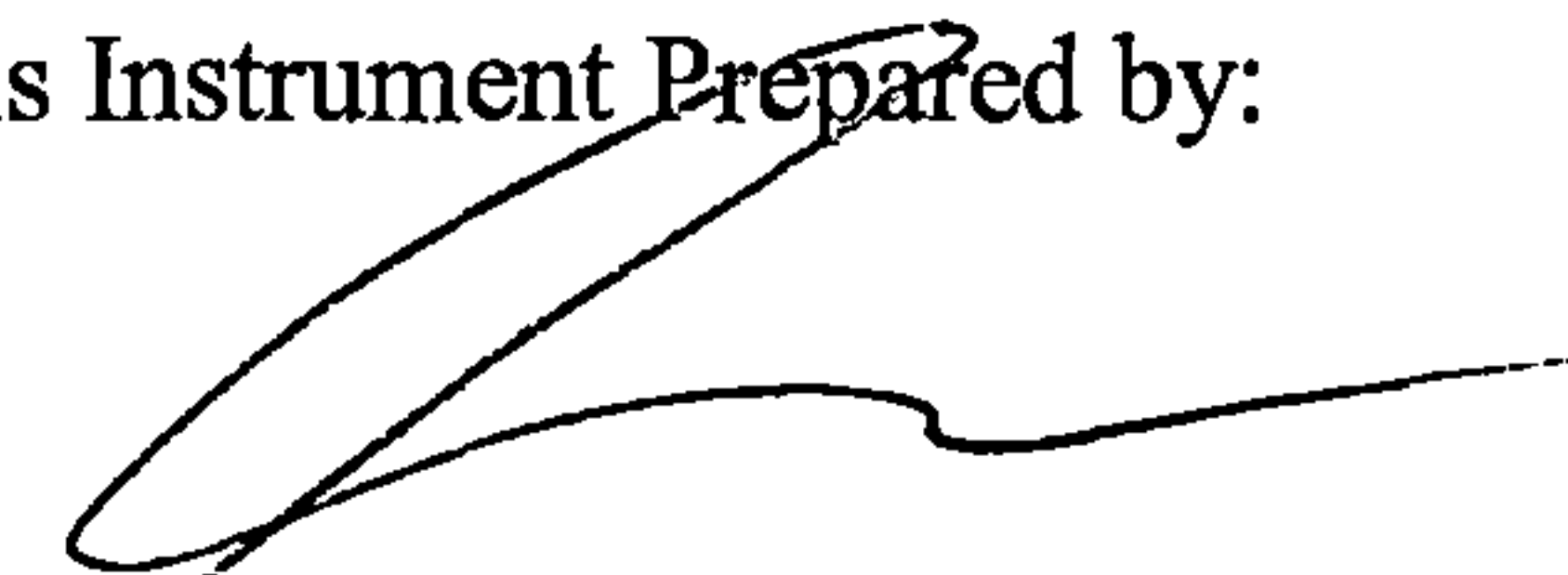
STATE OF KENTUCKY  
COUNTY OF CHRISTIAN

)  
) SCT.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify for record that the foregoing Deed was this day produced to me in said County and State and acknowledged before me by the within-named **Mollie Spain, single, Grantee**, to be her free act and deed, this 26 day of November, 2018.

  
NOTARY PUBLIC  
My Commission expires: 9-19-22

This Instrument Prepared by:



Lee M. Harton  
LEE M. HARTON PLLC  
1606 South Main Street, P.O. Box 1009  
Hopkinsville, KY 42241  
(270) 886-1099



EXHIBIT "A"

**131 Avalon (\$ 14,800.00):**

BEING Lots One (1) and Two (2) in Block G of the Avalon Hills Subdivision to the City of Hopkinsville, a plat of which subdivision is duly recorded in the Office of the Christian County Clerk, in Deed Book 179, Page 570, and reference is herein made to said plat for a more particular description of the property herein conveyed.

**1509 Shawnee (\$ 24,800.00):**

The property conveyed is commonly known as 1509 Shawnee Drive, Hopkinsville, KY 42240 and is thus described:

BEING Lot Number Seventy-one (71) in the Cherokee Park Subdivision, a plat of which subdivision appears of record in the Office of the Christian County Clerk, in Deed Book 221, Page 34 and 35, which plat is hereby referred to for a more specific description.

**The above two properties being a portion of the same property conveyed to EPI & Associates, LLC by Deed dated January 6, 2014, and recorded in Deed Book 711, Page 52, Christian County Clerk's Office.**

**917 Wood Street (\$ 4,975.00):**

**917 Wood Street**

Real estate located in Hopkinsville, Christian County, Kentucky and being specifically described as follows: BEING Lot No. 85 of the Old Fairground Addition to the City of Hopkinsville, the same fronting on Wood Street 50 feet and running back between parallel lines 125 feet more or less to a 10 foot alley, and the specific post office address being 917 Wood Street, Hopkinsville, Kentucky.

**404 Bryan Street (\$ 5,800.00):**

**404 Bryan Street**

BEING Lot No. Four (4) in Block One in the Bryan Addition to the City of Hopkinsville, Kentucky, as shown by plat of record in the Christian County Clerk's Office in Deed Book 126, page 1, and further reference is made also to deed from John S. Bryan and others to Wall and McGowan, of record in said office in Deed Book 131, page 269. Said lot fronts 52 feet on Bryan Street and runs back northwardly 141 feet between parallel lines to an alley.

**1230 East 7<sup>th</sup> Street (\$ 19,800.00 ):**

**1230 East 7<sup>th</sup> Street**

Situated on the North or Northwest side of East Seventh Street, being known as house number 1230 East Seventh Street, and

BEGINNING at the Northeast corner of said lot where Second Street and East Seventh Street intersect; running thence Southwardly 80 feet to a stone; thence Westwardly 107 feet to an iron rod; thence Northwardly 68 feet to Second Street; thence Eastwardly with line of Second Street, 138 feet to the BEGINNING.

BUT THERE IS EXCEPTED from the above-described boundary the rear or Westernmost 20 feet thereof, a tract 68 feet deep and fronting 20 feet on Second Street, having been conveyed to Charlie Bell Butler on November 30, 1961, by instrument recorded in Deed Book 290, at Page 30, office of the Christian County Court Clerk, and more particularly describes as follows:

BEGINNING at a stake in the South edge of Second Street, 20 feet East of Spain's corner with Charlie Bell Butler; thence westerly with the South edge of Second Street, 20 feet to Charlie Bell Butler's corner; thence with Charlie Bell Butler's line in a Southerly direction 68 feet to a stake, Spain and Butler's corner; thence with Spain's line in an Easterly direction 20 feet to a stake, a new corner; thence a new line through Spain, the same running parallel to Charlie Bell Butler's line, 68 feet, more or less, in a Northerly direction to the BEGINNING

**2119 Crockett Street (\$ 19,800.00 ):**

**2119 Crockett Street**

A certain lot fronting on the West side of Crockett Street 61 feet and running back Westwardly 130 feet to a ten foot alley, and being all of Lot No. 23 and the Northernmost 10 feet of Lot No. 22 of the T.S. Knight Addition, plat of which is recorded in Deed Book 129, page 212, Christian County Court Clerk's Office.

**2151 Greenville Road (\$ 14,800.00 ):**

**2151 Greenville Road**

Property known as Greenville Road, Route 7, Hopkinsville, Kentucky, and more particularly described as follows:

A certain residence and lot situated on the West side of the Greenville Road about 1-1/2 miles Northeast of Hopkinsville, fronting 72 feet on the West side of said road, and running back westwardly same width a distance of 243 feet on the south side and 237 feet on the north side.

**The above properties being a portion of the same property conveyed to EPI & Associates, LLC, by Deed dated November 12, 2010, and recorded in Deed Book 673 Page 720 Christian County Clerk's Office.**