

GENERAL WARRANTY DEED

This DEED OF CONVEYANCE is made and entered into on the 15 day of Sept, 2021, by and between

JSC Rental Properties, Inc., a Kentucky Corporation
1270 New Salem Circle, Nortonville, KY 42442

("Grantor")

and

Allen Carroll Johnson, unmarried
5474 White Plains Rd, White Plains, KY 42464,
which also serves as the tax bill in-care-of-address

("Grantee")

WITNESSETH

For a total consideration of **ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$129,500.00)**, the receipt and sufficiency of which is acknowledged, Grantor grants and conveys to Grantee with remainder to his heirs and assigns, in fee simple with covenant of General Warranty certain real property located in Hopkins County, Kentucky, being more particularly described as follows ("The Property"):

Beginning at a stake at the northeast corner of Hopewell and Brown Streets, running thence east with Brown Street about 145 feet to the center of a proposed 12 foot alley; thence north and parallel with Hopewell Street 70 feet to stake; thence west and parallel with Brown Street about 145 feet to a stake at east edge of Hopewell Street; thence south with Hopewell Street 70 feet to the beginning.

All of the minerals within and underlying the above described property are reserved and not conveyed in this deed.

Being the same property conveyed to JSC Rental Properties, Inc., by Deed of Conveyance from Robert Shane Cavanaugh and his wife, Lindsey Michelle Cavanaugh, dated September 4, 2013 and recorded in Deed Book 722, Page 75, in the Office of the Hopkins County Clerk.

Tax Identification Number: M-20-13-12

Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2021 and thereafter, which Grantee assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

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For purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property.

IN WITNESS WHEREOF, Grantor and Grantee execute this Deed as of the date first set forth above.

GRANTOR:

JSC Rental Properties, Inc.

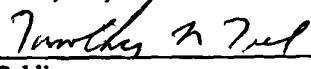

Robert Shane Cavanaugh, President


Christopher Daniel Cavanaugh, Secretary

STATE OF **Kentucky**


COUNTY OF **Hopkins**

The foregoing Deed, including the consideration certificate contained therein, was sworn to and acknowledged before me on the 15 day of September, 2021, by Robert Shane Cavanaugh as President and Christopher Daniel Cavanaugh as Secretary of JSC Rental Properties, Inc., Grantor.


Notary Public
My Commission Expires: 3/24/22

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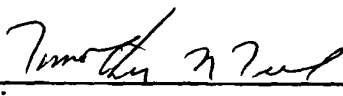
GRANTEE:


Allen Carroll Johnson

STATE OF Kentucky

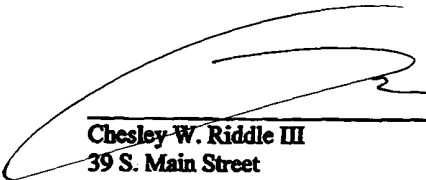
COUNTY OF Hopkins

The foregoing consideration certificate was sworn to and acknowledged before me on the 15 day of September, 2021, by Allen Carroll Johnson, unmarried, Grantee.


Notary Public
My Commission Expires:

TIMOTHY N TEEL
Notary Public-State at Large
KENTUCKY - Notary ID # 597341
My Commission Expires 03-24-2022

This Instrument Prepared By:
RIDDLE LEGAL GROUP


Chesley W. Riddle III
39 S. Main Street
Madisonville, KY 42431
Telephone: (270) 245-5061
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File #: 21608



2021011165
HOPKINS CO, KY FEE \$50.00
STATE OF KY DEED TAX
\$129.50
PRESENTED / LODGED: 09-22-2021 09:36 50 AM
RECORDED: 09-22-2021
KEENAN CLOERN
CLERK
BY NICOLE COFFMAN
DEPUTY CLERK
BK: DEED 796
PG: 606-608