

GENERAL WARRANTY DEED

This DEED OF CONVEYANCE is made and entered into on the 13 day of July, 2021, by and between

Muirhead Properties, Inc
462 Crowley Ln, Madisonville, KY 42431

("Grantor")

and

Allen Carroll Johnson, unmarried
5475 White Plains Road, White Plains, KY 42464,
which also serves as the tax bill in-care-of-address

("Grantee")

WITNESSETH

For a total consideration of **NINETY FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$94,500.00)**, 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"):

Being all of Lot 56 of Heritage Manor, a Subdivision to the City of Madisonville, Kentucky, as the same appears upon a plat or map of said subdivision of record in the Office of the Clerk of the Hopkins County Court in Plat Book 1, at page 77 (now Cabinet 1, Slide 39 of the Hopkins County Court Clerk's Office) to which plat or map reference is hereby made for a more particular description of the property.

All of the minerals within and underlying the above described property are excepted and reserved from this conveyance.

This conveyance is made expressly subject to the Protective Covenants affecting Heritage Manor Subdivision of record in Deed Book 323, at page 70, and Deed Book 328, page 271, in the Office of the Clerk of the Hopkins County Court; and to all easements, reservations and restrictions pertaining to said Subdivision as shown upon said plat or mentioned in said Protective Covenants.

Being the same property conveyed to Muirhead Properties, Inc., by Deed of Conveyance from John Michael Hibbs and his wife, Tina M. Hibbs, dated October 17, 2008 and recorded in Deed Book 677, Page 137, in the Office of the Hopkins County Clerk.

Tax Identification Number: M-12-8-18

541

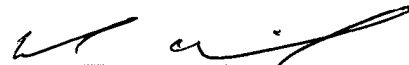
Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2021 and thereafter, which Grantee assumes and agrees to pay.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

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:

Muirhead Properties, Inc



Chad Muirhead, President

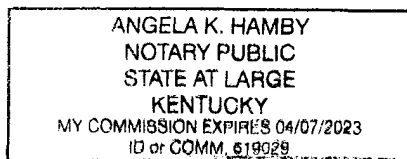



Marty Muirhead, Vice President

STATE OF **Kentucky**

COUNTY OF **Hopkins**

The foregoing Deed, including the consideration certificate contained therein, was sworn to and acknowledged before me on the 1st day of July, 2021, by **Chad Muirhead as President and Marty Muirhead as Vice President of Muirhead Properties, Inc, Grantor.**





Notary Public
My Commission Expires: 4/7/23

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GRANTEE:


Allen Carroll Johnson

STATE OF **Kentucky**

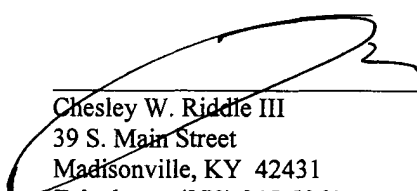
COUNTY OF **Hopkins**

The foregoing consideration certificate was sworn to and acknowledged before me on the 13 day of July, 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
Facsimile: (844) 374-9967
File #: 21396



2021008331

HOPKINS CO, KY FEE \$50.00
STATE OF KY DEED TAX
\$94.50

PRESENTED / LODGED: 07-19-2021 10:31:40 AM

RECORDED: 07-19-2021
KEENAN CLOERN

CLERK
BY: NICOLE COFFMAN
DEPUTY CLERK

BK: DEED 794

PG: 540-542