

**GENERAL WARRANTY DEED**

This DEED OF CONVEYANCE is made and entered into on the 16<sup>th</sup> day of November, 2021, by and between

**Wesley Dewayne Scott, unmarried  
and  
Katilyn Marie Hamilton, unmarried  
1103 Grapevine Rd, Madisonville, KY 42431**

("Grantor")

and

**Allen Carroll Johnson, unmarried  
5248 Old 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 **TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00)**, 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"):

**A certain piece or parcel of real estate situated in Hopkins County, Kentucky, just outside of the City of Madisonville, on the North side of the Grapevine Road, and more particularly described as follows:**

**Beginning at a stake on the north side of Grapevine Road, at the southwest corner of the lot of Robert Wood, thence with the north line of said Road S. 58 E. 70 feet to a stake at Charlie Dame's southwest corner; thence with his line N. 36-16 E. 372 feet to a stake in Claud Sisk's line; thence with line N. 61-26 W. 45 feet to a stake at the corner of Robert Wood; thence with Wood's line S. 58 W. 25 feet to a stake therein; thence continuing with Wood's line S. 36-16 W. 342 feet to the point of beginning.**

**But there is excepted from the above described property that portion thereof theretofore conveyed to Charles K. Oates by deed dated July 25, 1958 and recorded in Deed Book 255, at page 425, Hopkins County Court Clerk's Office.**

**This conveyance is subject to any and all reservations, easement, minerals and otherwise, that may be of record and is subject to the recorded plat.**

**Being the same property conveyed to Wesley Dewayne Scott and Katilyn Marie Hamilton, by Deed of Conveyance from Jayne Wesley Scott, a widow, dated May 26, 2021 and recorded in Deed Book 793, Page 78, in the Office of the Hopkins County Clerk.**

**Tax Identification Number: M-34-11-69**

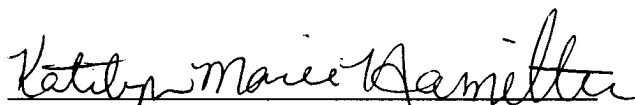
Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments due and payable in 2022 and thereafter, which Grantee assumes and agrees to pay. 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:**

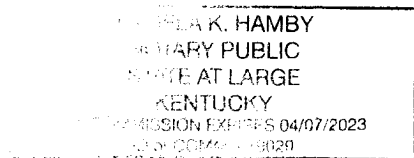
  
Wesley Dewayne Scott

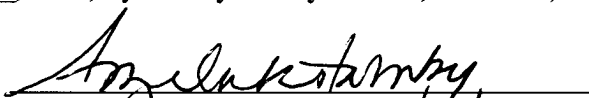
  
Katilyn Marie Hamilton

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<sup>th</sup> day of November, 2021, by **Wesley Dewayne Scott**, unmarried, and **Katilyn Marie Hamilton**, unmarried, Grantor.



  
Notary Public  
My Commission Expires: 4/7/23

224

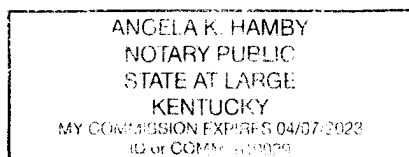
**GRANTEE:**


  
Allen Carroll Johnson

STATE OF **Kentucky**

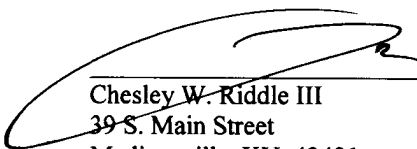
COUNTY OF **Hopkins**

The foregoing consideration certificate was sworn to and acknowledged before me on the 16<sup>th</sup> day of November, 2021, by Allen Carroll Johnson, unmarried, Grantee.



  
Notary Public  
My Commission Expires: 4/7/23

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 #: 21736



**2021013469**

HOPKINS CO, KY FEE \$50.00

STATE OF KY DEED TAX

**\$25.00**

PRESENTED / LODGED: 11-17-2021 10:25:05 AM

RECORDED: 11-17-2021

KEENAN CLOERN

CLERK

BY: NICOLE COFFMAN

DEPUTY CLERK

**BK: DEED 798**

**PG: 222-224**