

BOOK 803 PAGE 321

THIS DEED OF CONVEYANCE made and entered into on this the 29 day of April, 2022, by and between **MARK STEVEN PHEBUS**, a single person, 114 McLeod Lane, Madisonville, Kentucky 42431, party of the first part, hereinafter referred to as the Grantor; and **ALLEN CARROLL JOHNSON**, a single person, 5474 White Plains Road, White Plains, Kentucky 42464, party of the second part, hereinafter referred to as the Grantee;

WITNESSETH: THAT, for and in consideration of the sum of **SIX HUNDRED THOUSAND DOLLARS (\$600,000.00)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby and herein grant, bargain, transfer, and convey unto the Grantee, his heirs and assigns forever, the following described real estate located on **Cindy Lane, Madisonville, Hopkins County, Kentucky, PVA Map No. M-28-7-2 (which includes M-28-7-3)**, and more particularly described as follows:

PARCEL I:

Tract 1:

All of Lot No. 19 of Country Aire Subdivision as the same appears upon a plat or map of said Subdivision of record in Cabinet 1, Slide 78 (formerly Plat Book 2, at page 54), in the Hopkins County Clerk's Office.

Tract 2:

Beginning at the southeastern corner of Lot 19 in Country Aire Subdivision, running thence South 89 - 21 West 120 feet to the southwest corner of Lot 19; thence South 0 - 36 West 140.27 feet to a fence post; running thence South 86 - 05 East 120 feet, more or less, to a point in said fence where the division line between Lots 19 and 20 if extended in a southerly direction would intersect said fence; thence North with the extended line of Lots 19 and 20, 140 feet, more or less, to the point of beginning.

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PARCEL II:

Tract 1:

All of Lot 18 in the Country Aire Subdivision to the City of Madisonville, as particularly described in plat of record in Cabinet 1, Slide 79 (formerly Plat Book 2, page 54-B), in the Hopkins County Clerk's Office.

Tract 2:

Beginning at the southeast corner of Lot 18 in Country Aire Subdivision; thence South 89° 21' West 100.65 feet to a stake; thence South 07° 05' East 39.60 feet to a fence post; thence South 83° 50' East 94.59 feet to a fence post in the Enro Shirt Factory's north property line; thence with said line South 86° 28' East 88.11 feet to an iron pin; thence North 0° 36' East 140.27 feet to the beginning.

There is excepted and excluded from the above-described property that lot or parcel heretofore sold by the parties to Lowell Howell by deed of record in Deed Book 338, at page 211, in the Hopkins County Clerk's Office.

SOURCE OF TITLE:

Being that same property conveyed to Mark Steven Phebus, a single person, by virtue of a deed from Cynthia Marie Peyton, a single person, dated March 15, 2022, and of record in Deed Book 801, at page 625, in the Hopkins County Clerk's Office.

TO HAVE AND TO HOLD the foregoing described real estate, together with all appurtenances thereunto belonging, unto the Grantee, his heirs and assigns forever, with covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE

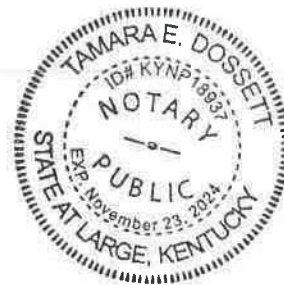
The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins in the execution of this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. All parties acknowledge that falsification of consideration is a Class D Felony that is subject to fines as well as imprisonment.

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IN TESTIMONY WHEREOF, witness the signatures of the parties hereto on the day and year first above written.

GRANTOR:

Mark Steven Phebus
Mark Steven Phebus



COMMONWEALTH OF KENTUCKY)
COUNTY OF HOPKINS)

I, Tamara E. Dossett, a Notary Public within and for the County and State aforesaid, hereby certify that the foregoing Deed of Conveyance and Consideration Certificate were this day produced to me by the Grantor, Mark Steven Phebus, a single person, known to me or presenting sufficient evidence of his identification, who acknowledged, subscribed, and swore to the same before me to be his free act and deed in due form of law.

Given under my hand and notarial seal on this the 29th day of April, 2022.

Notary ID:

KYNP18937

Tamara E. Dossett

Notary Public, Kentucky State at Large
My commission expires:

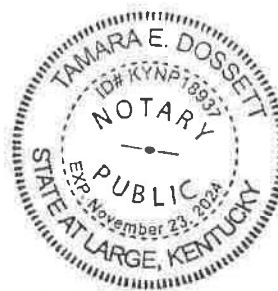
11-23-24

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GRANTEE:

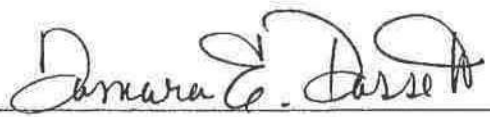

Allen Carroll Johnson

COMMONWEALTH OF KENTUCKY)
COUNTY OF HOPKINS)



I, Tamara E. Dossett, a Notary Public within and for the County and State aforesaid, hereby certify that the foregoing Deed of Conveyance and Consideration Certificate were this day produced to me by the Grantee, Allen Carroll Johnson, a single person, known to me or presenting sufficient evidence of his identification, who acknowledged, subscribed, and swore to the same before me to be his free act and deed in due form of law.


April Given under my hand and notarial seal on this the 29th day of April, 2022.

Notary ID: KYNP18937 
Notary Public, Kentucky State at Large
My commission expires: 11-23-24

Tax bills should be sent to the Grantee:

Allen Carroll Johnson
5474 White Plains Road
White Plains, Kentucky 42464

THIS INSTRUMENT PREPARED BY:
RIDDLE LEGAL GROUP


Chesley W. Riddle III
Attorney at Law
220 North Main Street
Madisonville, Kentucky 42431
Telephone 270-245-5061
Facsimile 844-374-9967



2022005210
HOPKINS CO, KY FEE \$50.00
STATE OF KY DEED TAX
\$600.00
PRESENTED / LODGED: 05-08-2022 02:16:51 PM
RECORDED: 05-06-2022
KEENAN CLOERN
CLERK
BY: NICOLE COFFMAN
DEPUTY CLERK
BK: DEED 803
PG: 321-324