

*True certified
Schubert*

Land deed

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made and entered into this 5 day of March, 2013 by and between LOLA SUE GUESS AND THOMAS F. GUESS, JR., her husband, of 1466 Paradise Road, Filine, KY 42083 and BONNIE CAIN, formerly BONNIE BROWN, AND ALAN R. CAIN, her husband, of 1010 Brown Road, Palo Pinto, TX 76484, First Parties, and MITCHELL CONSTRUCTION, LLC of 185 Meadow Ridge Drive, Paducah, KY 42003 AND WILLIAM T. SCHROEDER of 375 Kenmar, Paducah, KY 42003, Second Parties.

WITNESSETH

That for and in consideration of Two Hundred Thirty-Five Thousand Dollars (\$235,000.00) cash in hand paid, being the full actual consideration, the receipt of all of which is hereby acknowledged, the First Parties do hereby sell, grant and convey all their right, title and interest to the real estate described herein unto the Second Parties, jointly, as tenants in common, and in fee simple, the following described property, lying in Marshall County, Kentucky, and more particularly described as follows:

A TRACT OR PARCEL OF LAND CONSISTING OF 37 ACRES MORE OR LESS, LOCATED AT SHARPE, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE N. SIDE OF HIGHWAY 68, BENTON-PADUCAH ROAD, WHERE A 40 ACRE TRACT BELONGING TO F.H. HILL AND LYING W. OF THE TRACT OF LAND HEREIN CONVEYED, CORNERS WITH THE SAID TRACT OF LAND; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG WITH THE E. LINE OF THE F.H. HILL TRACT OF LAND AFORESAID TO A 30 ACRE TRACT OF LAND CONVEYED TO MRS. F.J. HILL AND HUSBAND, FRANCK HILL, BY MRS. R.P REDDEN, ET AL, BY CERTAIN DEED OR INSTRUMENT DATED SEPTEMBER 3, 1942, AND RECORDED IN MISCELLANEOUS RECORD BOOK NO.3, PAGE 462, OF THE MARSHALL COUNTY COURT CLERK'S OFFICE; THENCE RUNNING ALONG WITH THE S. LINE OF SAID MRS. F.H. HILL AND HUSBAND, FRANK HILL'S 30 ACRE TRACT OF LAND AFORESAID, IN THE EASTERLY DIRECTION TO A CERTAIN TRACT OR PARCEL OF LAND NOW KNOWN AS THE SEAY LAND; THENCE W. TO ANOTHER CORNER OR POINT; THENCE IN A SOUTHWESTERLY DIRECTION TO HIGHWAY 68, OR BENTON-PADUCAH ROAD; THENCE ALONG THE N. SIDE OF THE SAID

HIGHWAY 68, BENTON-PADUCAH ROAD, IN A WESTERLY DIRECTION TO THE PLACE OF BEGINNING.

INCLUDED IN THIS CONVEYANCE IS A TRACT CONVEYED OUT AND THEN RECONVEYED TO E.M. BAILEY AND HIS WIFE IN A DEED OF CONVEYANCE DATED OCTOBER 15, 1951 RECORDED IN DEED BOOK 84, PAGE 497, IN THE OFFICE OF THE CLERK AFORESAID.

EXCEPTED AND NOT CONVEYED HERE IS A PARCEL OF LAND CONTAINING APPROXIMATELY 5 ACRES HERETOFORE CONVEYED BY E.M. BAILEY AND HIS WIFE TO RICHARD T. HILL AND WIFE, IRIS DEAN HILL IN A DEED OF CONVEYANCE DATED MAY 10, 1960 AND RECORDED IN DEED BOOK 105, PAGE 17 IN THE OFFICE OF THE CLERK OF MARSHALL COUNTY COURT, WHICH PARCEL IF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE N. SIDE OF HIGHWAY 68 WHICH POINT IS 24 FEET FROM THE S.E. CORNER OF THE GRANTEE'S PROPERTY; THENCE N 65 DEG. W. ALONG THE NORTH SIDE OF HIGHWAY NO. 68, A DISTANCE OF 24 FEET TO THE S.E. CORNER OF THE GRANTEE'S PROPERTY; THENCE N. 35 DEG. W. 1357 FEET; THENCE N. 85 DEG. E. A DISANCE OF 300 FEET; THENCE IN A SOUTHERLY DIRECTION, IN A STRAIGHT LINE TO THE PLACE OF BEGINNING.

ALSO EXCEPTED AND NOT CONVEYED HERE IS A PARCEL OF LAND CONTAINING APPROXIMATELY 1.60 ACRES HERETOFORE CONVEYED BY LOLA SUE GUESS AND THOMAS F. GUESS, JR, HER HUSBAND AND BONNIE CAIN, FORMERLY BONNIE BROWN, AND ALAN R. CAIN, HER HUSBAND, TO MARK HILL AND TERESA HILL, HIS WIFE. LOCATED ON THE NORTHEAST SIDE OF U.S. HIGHWAY 68, APPROXIMATELY 715 FEET SOUTHEAST OF THE INTERSECTION OF SAID HIGHWAY WITH SHARPE SCHOOL ROAD IN THE SHARPE COMMUNITY OF MARSHALL COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNLESS STATED OTHEWISE, ANY MONUMENT REFERRED TO HEREIN AS A "REBAR WITH CAP" IS A 5/8" DIAMETER STEEL REBAR, 18" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "HOLD PLS 2132". ALL BEARINGS STATED HEREIN ARE REFERRED TO THE MAGNETIC

MERIDIAN AS OBSERVED JANUARY 17, 2012, ALONG THE CENTERLINE OF U.S. HIGHWAY 68.

BEGINNING AT A REBAR WITH CAP SET 30 FEET NORTHEAST AT RIGHT ANGLES FROM THE CENTERLINE OF U.S. HIGHWAY 68, SET IN THE SOUTHEAST CORNER OF MARK HILL'S PROPERTY (DEED BOOK 250, PAGE 398) AND SET IN THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE, FROM SAID BEGINNING POINT SOUTH 55 DEG. 22' 55" EAST, 54.99 FEET ALONG THE NORTHEAST SIDE OF SAID HIGHWAY TO A REBAR WITH CAP SET; THENCE NORTH 16 DEG. 09' 00" EAST, 1267.58 FEET ALONG A NEW DIVISION LINE IN THE GRANTOR'S PROPERTY (LOLA SUE GUESS AND BONNIE BROWN, DEED BOOK 346, PAGE 674) TO A REBAR WITH CAP SET ; THENCE, NORTH 2 DEG. 22' 19" WEST, 164.19 FEET ALONG A NEW DIVISION LINE IN SAID GRANTOR'S PROPERTY TO A REBAR WITH CAP SET; THENCE, SOUTH 16 DEG. 09' 00" WEST, 1405.84 FEET ALONG THE EAST SIDE OF MARK HILL'S PROPERTY (DEED BOOK 250, PAGE 398) TO THE POINT OF BEGINNING.

THIS PROPERTY IS SUBJECT TO ANY PREVIOUSLY CONVEYED LEGAL EASEMENTS OF RECORD OR IN EXISTENCE.

PER SURVEY OF CARL L. HOLT WITH HOLD SURVEYING COMPANY, 1328 MT. MORIAH ROAD, BENTON, KENTUCKY (PH. 898-6723) LAND SURVEYOR 2132 SURVEYED JANUARY 17, 2012.

THIS BEING THE SAME PROPERTY CONVEYED TO LOLA SUE GUESS AND BONNIE BROWN BY DEED DATED NOVEMBER 13, 2003 AND OF RECORD IN DEED BOOK 346 PAGE 674, MARSHALL COUNTY CLERK'S OFFICE.

TO HAVE AND TO HOLD the same, together with all of the rights, privileges, appurtenances and improvements thereunto belonging unto the second parties, jointly, as tenants in common, and their heirs and assigns forever, with covenant of **GENERAL WARRANTY.**

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title any restrictions, reservations, limitations, easements, and agreements of record in the office of the Marshall County Court Clerk affecting said property.

IN WITNESS WHEREOF, the first parties have hereunto subscribed their names the day and year first above written.

Lola Sue Guess
LOLA SUE GUESS

THOMAS F GUESS JR
THOMAS F. GUESS, JR.

Bonnie Cain
BONNIE CAIN

Alan R. Cain
ALAN R. CAIN

CONSIDERATION CERTIFICATE

First parties and second parties hereby certify that the full fair cash value of the property herein conveyed is \$235,000.00.

FIRST PARTIES:

Lola Sue Guess
LOLA SUE GUESS

THOMAS F GUESS JR
THOMAS F. GUESS, JR.

Bonnie Cain
BONNIE CAIN

Alan R. Cain
ALAN R. CAIN

SECOND PARTIES:

James Mitchell
MITCHELL CONSTRUCTION, LLC
BY JAMES MITCHELL
ITS *Managing Member*

William T. Schroeder
WILLIAM T. SCHROEDER

STATE OF Kentucky)
COUNTY OF McCracken)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 5th day of March, 2013, by LOLA SUE GUESS, FIRST PARTY.

Sandra B. Schick
NOTARY PUBLIC
My Commission Expires: 9-22-16

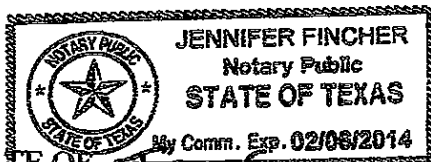
STATE OF Kentucky)
COUNTY OF McCracken)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 5th day of March, 2013, by THOMAS F. GUESS, JR., FIRST PARTY.

Sandra B. Schick
NOTARY PUBLIC
My Commission Expires: 9-22-16

STATE OF Texas)
COUNTY OF Palo Pinto)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 26 day of February, 2013, by BONNIE CAIN, FIRST PARTY.



Jennifer Fincher
NOTARY PUBLIC
My Commission Expires: 2/8/2014

STATE OF Texas)
COUNTY OF Tarrant)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 4th day of March, 2013, by ALAN R. CAIN, FIRST PARTY.



Katrina M. Jones
NOTARY PUBLIC
My Commission Expires: July 31, 2013

STATE OF Kentucky)
COUNTY OF McCracken)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 5th day of March, 2013, by JAMES MITCHELL FOR MITCHELL CONSTRUCTION, LLC, SECOND PARTY.

Andrea B. Schulz
NOTARY PUBLIC

My Commission Expires: 9-22-14

STATE OF Kentucky)
COUNTY OF McCracken)

The foregoing DEED OF CONVEYANCE and Consideration Certificate was subscribed, sworn and acknowledged to before me this 5th day of March, 2013, by WILLIAM T. SCHROEDER, SECOND PARTY.

Andrea B. Schulz
NOTARY PUBLIC

My Commission Expires: 9-22-14

THIS INSTRUMENT PREPARED BY:

Whitney S. Jones

WHITNEY SCHROEDER JONES, ATTY AT LAW, PLLC

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