

**RESOLUTION OF THE MARSHALL COUNTY FISCAL COURT
AMENDING ALL PRIOR RESOLUTIONS OF THE
MARSHALL COUNTY FISCAL COURT WHICH ESTABLISHES
REQUIREMENTS FOR ROADS THAT MAY BE HEREINAFTER
INCORPORATED INTO THE MARSHALL COUNTY ROAD SYSTEM**

The Fiscal Court of Marshall County does hereby resolve as follows:

WHEREAS, the Marshall County Fiscal Court has now determined that the requirements for the acceptance for roads for upkeep and maintenance into the County Road System should be amended in order to adequately protect the public's interest; and,

NOW THEREFORE BE IT RESOLVED by and through the Marshall County Fiscal Court that:

1. Any person who desires that a new road (any road not covered in Part II of this Resolution) be taken into and become a part of the Marshall County Road Maintenance System must satisfy the following minimum requirements (#1 a through l) and file an appropriate Petition with the Marshall County Fiscal Court.
 - a. The minimum right-of-way width of said road shall be forty (40) feet.
 - b. The minimum driving surface of any road to be accepted into the Marshall County Road Maintenance System shall be twenty (20) feet. The minimum gravel base on said road shall be of such gradation, material, quality and quantity as to furnish a stable base of twelve (12) inches thick and twenty-six (26) feet in width.
 - c. Such road or street shall be crowned and have a minimum slope from the center of one-half (1/2) inch per foot of width.
 - d. Final surface shall be of bituminous material as base coat. The base coat shall be two and one-half (2-1/2) inches in depth and one (1) inch of surface coat and such surface shall be a minimum of twenty (20) feet in width. The County will install the final surface if the Petitioner pays the cost of same in advance and within one (1) year of the original Petition.
 - e. Shoulders on such roads shall be at least three (3) feet wide and have a minimum slope of three quarters (3/4) inch to each foot.
 - f. Driveway entrance pipes shall be no less than fifteen (15) inches in diameter and twenty-four (24) feet in length.
 - g. Drainage shall be provided according to accepted engineering practices, subject to the approval of other competent engineers or the County Road Engineer or his subordinates.

- h. Drainage shall not increase on any entrance to a County Road as a result of the construction of a driveway.
 - i. A cul-d-sac or turn-around will be required on any dead-end road. The size will be determined by the circumstances of that particular road to be approved by the County Road Engineer.
 - j. The subgrade must lay for one year after gravel has been applied if not compacted to acceptable limits.
 - k. Any road taken into the County system shall be deeded to the Marshall County Fiscal Court by Quitclaim Deed unless it has already been platted and dedicated for public use.
 - l. A request that a newly constructed road be taken into the system may be made after the base has been completed and approved and prior to any bituminous material being placed on the roadway.
2. Any person who desires that an existing road be taken into and become a part of the Marshall County Road Maintenance System will hereafter meet the following minimum requirements. At such time as the following have been complied with, the County will contribute fifty (50%) of the total construction costs to bring the road into compliance with County standards. The cost of construction shall be determined by a written proposal of the Petitioner and agreement by the County. Construction shall begin within six (6) months of the original Petition or within any time limits set forth in the estimated costs. Payment to the County of Petitioner's portion shall be made in full prior to the beginning of construction.
- a. An aggregate, asphalt or concrete surface capable of supporting the traffic as herein after described in Paragraph 2 (f) is required.
 - b. The minimum right-of-way width of said road shall be forty (40) feet.
 - c. Any road taken into the County system shall be deeded to the Marshall County Fiscal Court by Quitclaim Deed unless it has already been platted and dedicated for public use.
 - d. Drainage shall not increase on any entrance to a County road as the result of the construction of a driveway.
 - e. A cul-d-sac or turn-around will be required on any dead-end road. The size will be determined by the circumstances of that particular road to be approved by the County Road Engineer.
 - f. A road must have been in existence for 15 years with a surface of aggregate, asphalt or concrete easily traversed and supporting traffic for the entire 15 year period. A minimum of two residences or businesses that have been in continuous use for 15 years must be in existence along the petitioning roadway. The location of the qualifying residence or business can be at any point along the petitioning roadway if the minimum number of residences or businesses meet the average of one per quarter mile. Qualifying residences or businesses shall include those that must traverse a portion of the petitioning roadway to gain access to said residence or business, but shall be limited to only the portion of the petitioned segment that must be traversed.

- g. Any roads taken in under this provision are strictly at the sole discretion of the Fiscal Court and the decision based on the surrounding circumstances.
3. Nothing in this Resolution shall be construed as to affect those roads now in existence which have already been accepted into the Marshall County Road Maintenance System or those Petitions that have been filed prior to the adoption of this Resolution.
4. The County Road Engineer shall be hereby authorized to distribute to all interested parties such applications, drawings and illustrations which convey the intent and meaning of this Resolution so that those persons may obtain the necessary information to prepare their Petition and prior to the construction of any new roads in Marshall County, Kentucky.

The foregoing Resolution having been presented on this the 11th day of July, 2016, and approved up a Motion by Com. Cocke and seconded by Com. Bowlin.

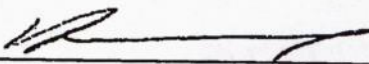
AYE:

Com. Cocke

Com. Bowlin

Com. Gold

NAY:


KEVIN NEAL -COUNTY JUDGE EXECUTIVE

ATTEST:


TIM YORK-COUNTY CLERK

OCT 25 2018

PETITION

The undersigned, all being adjacent property owners of real estate located in Marshall County, Kentucky, by affixing their signatures on this Petition do hereby state their objection/support for the following proposed action: (Check (a) (b) or (c) and fill in the name of the road; if more than one road is the subject of this Petition, be sure to list the names of all roads)

- a. Petition for County Road Maintenance - NEW Road
of _____
(name of road or roads)
- b. Petition for County Road Maintenance - EXISTING Road
of _____
(name of road or roads)
- c. Petition for Discontinuance of County Road Maintenance
of OBE ROAD
(name of road or roads)

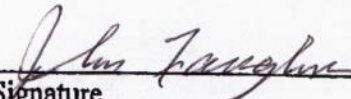
The undersigned understands that once his/her signature is affixed to this Petition, it cannot be removed because of a change of opinion, change of conditions or otherwise. The undersigned understands that the Petition must be signed personally by an adjacent property owner wishing to be counted among those supporting or objecting to this Petition. No resident can sign this Petition for another adjacent property owner and by affixing his/her signature hereto, the undersigned acknowledges this to be his/her free and voluntary act. The undersigned further understands that they are not legally required by disclosing the information requested herein, but the information may be necessary to validate their signature.

Before filing a Petition, the undersigned should review the Resolution passed on July 11, 2016, by Marshall County Fiscal Court concerning the requirements for the acceptance of new roads and existing roads. If the petitioners affirm that said requirements have been met, the following in addition to those as set out in the Resolution are required to be submitted with the Petition:

1. Three copies of a drawing highlighting the road and actual footage requested to be taken in or discontinued. All landowners with PVA map numbers should be identified on the drawing. A survey plat is recommended.
2. Attach a copy of each property owner's Deed to the Petition.
3. Confirm road name availability with PVA.

1.

JOHN MARK FAUGHN
Name (print full name)


Signature

3010 SID DARNALL RD.
Street Address/P.O. Box

Signature

BENTON, KY 42025
City/State/Zip

Deed Book 284, page 319
(where your deed is recorded)

2.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

3.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

4.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

5.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

6.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

7.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

8.

Name (print full name)

Signature

Street Address/P.O. Box

Signature

City/State/Zip

Deed Book _____, page _____
(where your deed is recorded)

Attach additional signature pages as needed.

Fiscal 2013 (as)

DEED OF CORRECTION

BE IT KNOWN THAT Roy Ross and wife, Norma Jean Ross, of
3275 SID DARNELL RD. BENTON KY 42025, for and in
consideration of correcting that source of title contained in Deed
of record in Deed Book 143, page 603, Marshall County Court Clerk's
Office, and to place the following survey description of record,
have sold and hereby convey unto Kenneth Dwain Redden and wife,
Patricia Diann Redden, jointly and equally with right of remainder
in fee simple title to the survivor of them, their heirs and
assigns, whose address is 2941 Sid Darnell Rd., Benton, KY 42025,
the following described land lying in Marshall County, Kentucky,
viz:

Being 15.841 acres and all of the remaining property in
Deed Book 143, page 603 and being of record in the
Marshall County Clerk's Office and more particularly
described as follows:

Beginning at a 5/8 inch iron pin and survey cap number
2417 set at the intersection of the West right of way of
Kentucky 783, (Sid Darnell Road), (said right of way
herein taken to be 30 feet from centerline) and the North
right of way of the Obe Road, (CR 1208), (said right of
way of herein taken to be 9 feet from centerline); thence
North 67 degrees 40 minutes 53 seconds West, 416.81 feet
to a 5/8 inch iron pin with survey cap number 2417 set in
the North line of Obe Road, said iron pin being located
at the Southeast corner of Kenneth & Patricia Redden
Property, Deed Book 177, page 142; thence North 22
degrees 19 minutes 07 seconds East, 208.00 feet to a 5/8
inch iron pin with survey cap number 2417 set at the
Northeast corner of Deed Book 177, page 142, said iron
pin being 12 feet North of a pond bank; thence North 67
degrees 40 minutes 53 seconds West, 208.00 feet to a 5/8
inch iron pin with survey cap number 2417 set at the
Northwest corner of Deed Book 177, page 142; thence South
22 degrees 19 minutes 07 seconds West, 208.00 feet to the
North line of Obe Road and the southwest corner of Deed
Book 177, page 142; thence along the right of way North
67 degrees 40 minutes 53 seconds West, 754.19 feet to a
5/8 inch iron pin with survey cap number 2417 set at the
Southeast corner of Terry and Regina Ross Property, Deed
Book 255, page 215; thence North 12 degrees 02 minutes 22
seconds East, 502.87 feet to a 5/8 inch iron pin with
survey cap number 2417 set at the Northeast corner of
Terry and Regina Ross Property and in the South line of
Roy and Norma Ross Property, Deed Book 143, page 601;
thence South 68 degrees 24 minutes 55 seconds East,
1523.00 feet to a 5/8 inch iron pin with survey cap
number 2417 set in the West right of way of Kentucky 783,
30 feet from centerline; thence along the right of way
South 27 degrees 08 minutes 40 seconds West, 151.78 feet,
(chord distance); South 28 degrees 49 minutes 12 seconds
West, 365.42 feet to the point of beginning and
containing 15.841 acres.

EASEMENT: This property may be subject to a power line
easement across the property and is subject to any other
easements of record on or over it.

148

This description prepared from a physical survey conducted by James H. Cain, KY L.S. #2417 in November of 1995.

Being a part of the same property conveyed to these Grantors by virtue of a deed from Musie Gardner, widow, et al, dated July 21, 1971 of record in Deed Book 143, page 601, Marshall County Court Clerk's Office.

TO HAVE AND TO HOLD the same property unto the said Kenneth Dwain Redden and wife, Patricia Diann Redden, jointly and equally with right of remainder in fee simple title to the survivor of them, their heirs and assigns, forever with "Covenant of Special Warranty."

CERTIFICATE OF CONSIDERATION

Pursuant to KRS 382, and under the penalties of perjury set out therein, the undersigned Grantors, Roy Ross and Norma Jean Ross, and the undersigned Grantees, Kenneth Dwain Redden and Patricia Diann Redden, hereby state that the full fair market value of the property herein described is \$ 115,000.00.

Given under our hands this the 30 day of November, 1995.

Roy Ross
ROY ROSS
Norma Jean Ross
NORMA JEAN ROSS
GRANTORS

Kenneth Dwain Redden
KENNETH DWAIN REDDEN
Patricia Diann Redden
PATRICIA DIANN REDDEN
GRANTEES

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

The foregoing instrument was subscribed, sworn to and acknowledged before me on this the 30 day of November, 1995, by Roy Ross and Norma Jean Ross.

Shen Maltin N.P.
NOTARY PUBLIC

My commission expires: November 15, 1997

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

The foregoing instrument was subscribed, sworn to and
acknowledged before me on this the 30 day of November,
1995, by Kenneth Dwain Redden and Patricia Diann Redden.

David Mathis
NOTARY PUBLIC

My Commission Expires
November 15, 1997

My commission expires: _____

THIS INSTRUMENT PREPARED BY
LOVETT & JOHNSON
ATTORNEYS AT LAW
BENTON, KY 42025

BY Robert D. Mattingly, Jr.
ROBERT D. MATTINGLY, JR.

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

I, James R. English, Clerk of the County Court of said County,
do certify that the foregoing DEED OF CORRECTION was on the 7th
day of Dec., 19 95, lodged in my office for record.
Whereupon the foregoing and this certificate have been duly
recorded in my office in Deed Book 283, page 148.

Given under my hand this the 7th day of Dec.,
19 95.

JAMES R. ENGLISH, CLERK

Recording fee \$9.00 pd.

BY: Delia Riley D.C.

QUIT CLAIM DEED

BE IT KNOWN THAT Kenneth Dwain Redden and wife, Patricia Dianne Redden, of 2941 Sid Darnell Rd., Benton, KY 42025, for and in consideration of correcting Grantees property description, hereby quit claim and convey unto Terry L. Ross and wife, Regina R. Ross, jointly and equally with right of remainder in fee simple title to the survivor of them, their heirs and assigns, whose address is 260 Obe Rd., Benton, KY 42025, the following described land lying in Marshall County, Kentucky, viz:

Being 0.103 acres and being part of Deed Book 283, page 148 and being of record in the Marshall County Clerk's Office and more particularly described as follows:

Beginning at an existing 5/8" iron pin in the north right of way line of Obe Road (C.R. 1208) at the southwest corner of Deed Book 283, page 148; thence North 12 degrees 02 minutes 22 seconds East, 502.87 feet to an existing 5/8" iron pin at the northwest corner of Deed Book 283, page 148; thence South 10 degrees 00 minutes 44 seconds West, 506.44 feet to a 5/8" iron pin set in the north right of way line of Obe Road; thence with the north right of way line of Obe Road, North 67 degrees 40 minutes 53 seconds West, 18.21 feet to the point of beginning and containing 0.103 acres subject to any utility easements of record and not of record.

This description prepared from a physical survey conducted by Richard T. Carter, Ky. L. S. 1982 in March of 1997.

Being a part of the same property conveyed to these Grantors by virtue of a deed dated November 30, 1995, of record in Deed Book 283, page 148, Marshall County Court Clerk's Office.

TO HAVE AND TO HOLD the same property unto the said Terry L. Ross and wife, Regina R. Ross, jointly and equally with right of remainder in fee simple title to the survivor of them, their heirs and assigns, forever with "Covenant of Quit Claim."

CERTIFICATE OF CONSIDERATION

Pursuant to KRS 382, and under the penalties of perjury set out therein, the undersigned Grantors, Kenneth Dwain Redden and Patricia Dianne Redden, and the Grantees, Terry L. Ross and Regina R. Ross, hereby state that the full fair market value of the property herein described is \$ 50.00.

Given under our hands this the 21 day of March, 1997.

Kenneth Dwain Redden
KENNETH DWAIN REDDEN

Patricia Dianne Redden
PATRICIA DIANNE REDDEN

GRANTORS

Terry L. Ross
TERRY L. ROSS

Regina R. Ross
REGINA R. ROSS

GRANTEES

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

The foregoing instrument was subscribed, sworn to and acknowledged before me on this the
21 day of March, 1997, by Kenneth Dwain Redden and Patricia Dianne Redden.

Evan Mathis NP
NOTARY PUBLIC

My commission expires: 11-15-97

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

The foregoing instrument was subscribed, sworn to and acknowledged before me on this the
21 day of March, 1997, by Terry L. Ross and Regina R. Ross.

Evan Mathis NP
NOTARY PUBLIC

My commission expires: 11-15-97

THIS INSTRUMENT PREPARED BY
LOVETT & JOHNSON
ATTORNEYS AT LAW
BENTON, KY 42025

BY *Robert D. Mattingly Jr*
ROBERT D. MATTINGLY JR

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

I, Dan Duke, Clerk of the County Court of said County, do certify that the foregoing QUIT
CLAIM DEED was on the 31st day of March, 19 97, lodged in my office for
record. Whereupon the foregoing and this certificate have been duly recorded in my office in Deed
Book 294, page 73.

Given under my hand this the 31st day of March, 19 97.

Paid 12.00 Recording

DAN DUKE, CLERK
BY: *Dail Story* D.C.

QUIT CLAIM DEED

BE IT KNOWN THAT Terry L. Ross and wife, Regina R. Ross, of 260 Obe Rd., Benton, KY 42025, for and in consideration of placing an accurate description of record, **hereby quit claim and convey** unto Terry L. Ross and wife, Regina R. Ross, jointly and equally with right of remainder in fee simple title to the survivor of them, their heirs and assigns, whose address is 260 Obe Rd., Benton, KY 42025, the following described land lying in Marshall County, Kentucky, viz:

Being 3.229 acres and being all of Deed Book 255, page 215, and being of record in the Marshall County Clerk's Office and more particularly described as follows:

Beginning at an existing 5/8" iron pin in the north right of way line of Obe Road (CR 1208) at the southwest corner of Deed Book 283, page 148, said iron pin located North 67 degrees 40 minutes 53 seconds West, 1379.00 feet from an existing 5/8" iron pin at the intersection of the west right of way line of Kentucky 783 Highway and the north right of way line of Obe Road; thence with the north right of way line of Obe Road, North 67 degrees 40 minutes 53 seconds West 320.00 feet to a 5/8" iron pin set at the base of a 7" x 9" corner post; thence North 20 degrees 01 minutes 20 seconds East, 491.99 feet to a 5/8" iron pin set; thence South 68 degrees 24 minutes 55 seconds East, 250.00 feet to an existing 5/8" iron pin at the northwest corner of Deed Book 283, page 148; thence South 12 degrees 02 minutes 22 seconds West, 502.87 feet to the point of beginning and containing 3.229 acres subject to any utility easements of record and not record.

This description prepared from a physical survey conducted by Richard T. Carter, Ky. L.S. 1982 in March of 1997.

Being the same property conveyed to Terry and wife, Regina Ross, by virtue of a deed from Laura Lee Lovett, single, dated March 19, 1992, of record in Deed Book 255, page 215, Marshall County Court Clerk's Office.

TO HAVE AND TO HOLD the same property unto the said Terry L. Ross and wife, Regina R. Ross, jointly and equally with right of remainder in fee simple title to the survivor of them, their heirs and assigns, forever with "Covenant of Quit Claim."

CERTIFICATE OF CONSIDERATION

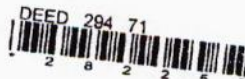
Pursuant to KRS 382, and under the penalties of perjury set out therein, the undersigned Grantors/Grantees, Terry L. Ross and Regina R. Ross, hereby state that the full fair market value of the property herein described is \$ 75,000.00.

Given under our hands this the 21 day of March, 1997.

Terry L. Ross
TERRY L. ROSS

Regina R. Ross
REGINA R. ROSS

GRANTORS/GRANTEES



STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

The foregoing instrument was subscribed, sworn to and acknowledged before me on this the
21 day of March, 1997, by Terry L. Ross and Regina R. Ross.

Eden Mathis NP
NOTARY PUBLIC

My commission expires: 11-15-97

THIS INSTRUMENT PREPARED BY
LOVETT & JOHNSON
ATTORNEYS AT LAW
BENTON, KY 42025

BY Robert D. Mattingly, Jr.
ROBERT D. MATTINGLY, JR.

STATE OF KENTUCKY
SCT.
COUNTY OF MARSHALL

I, Dan Duke, Clerk of the County Court of said County, do certify that the foregoing QUIT
CLAIM DEED was on the 21st day of March, 1997, lodged in my office for
record. Whereupon the foregoing and this certificate have been duly recorded in my office in Deed
Book 294, page 71.

Given under my hand this the 31st day of March, 19 97.

DAN DUKE, CLERK

Paid 12.00 Recording

BY: Deid Story D.C.

MASTER COMMISSIONER'S DEED

WHEREAS, in Civil Action File No. 10-CI-00478, styled PENNYMAC CORP. VS. AMY D. REDDEN NKA AMY D. REDDEN-CONNELLY AND MARK ANTHONY CONNELLY filed in the Marshall Circuit Court, a Judgment and Order of Sale was entered on September 28, 2012, directing the Master Commissioner of said Court to convey the property hereinafter described unto the highest bidder at public auction, but for greater certainty, reference is to the record and proceedings in said case;

WHEREAS, the said property was sold in accordance with the Order of Sale at public auction on November 30, 2012 for \$16,669.00 to TERRY L. ROSS AND GINA ROSS who was the highest bidder;

WHEREAS, an Order Confirming Sale was entered by the Marshall Circuit Court on December 18, 2012 directing the Master Commissioner to convey title to TERRY L. ROSS AND GINA ROSS, jointly and equally, with right of remainder in fee simple to the survivor of them, their heirs and assigns;

NOW, THEREFORE, this indenture made and entered into this 24th day of February, 2015, between TOM BLANKENSHIP, MASTER COMMISSIONER of the Marshall Circuit Court, whose mailing address is 909 Main Street, P.O. Box 571, Benton, Kentucky 42025, Grantor, and TERRY L. ROSS AND GINA ROSS, 260 Obe Road, Benton KY 42025, Grantee, in fee simple, jointly and equally, with right of remainder in fee simple title to the survivor of them, their heirs and assigns, forever. The Grantees address is also the in-care-of address to which the property tax bill for 2015 may be sent.

WITNESSETH:

That for and in consideration of the premises and pursuant to the aforementioned Orders, TOM BLANKENSHIP, MASTER COMMISSIONER of the Marshall Circuit Court, for and on behalf of AMY D. REDDEN NKA AMY D. REDDEN-CONNELLY, MARK ANTHONY CONNELLY AND PENNYMAC CORP. has sold and does hereby grant and convey to TERRY L. ROSS AND GINA ROSS, jointly and equally, with right of remainder in fee simple title to the survivor of them, their heirs and assigns, forever, the following described real estate situated in Marshall County, Kentucky, viz:

96 OBE ROAD, BENTON, KY 42025

Being a part of the Northwest Quarter of Section 33, Township 4, Range 4, East and being more particularly described as follows:

Beginning at a point on the West right-of-way of Highway 783, said point being the Southeast corner of the property heretofore conveyed to the Grantors by Roy Ross et ux dated July 23, 1971, and recorded in Deed Book 143, Card 603, Marshall County Court Clerk's Office; thence, West for a distance of approximately 447 feet to the point of beginning; thence, North for a distance of approximately 208 feet to a stake; thence, West for a distance of 208 feet to a stake; thence, South for a distance of approximately 208 feet to a stake; thence, East for a distance of approximately 208 feet to the point of beginning. Said property contains approximately one acre, more or less.

Being the same property conveyed to Amy D. Redden who acquired title by virtue of a deed from Kenneth Dwain Redden and Patricia Dianne Redden, his wife, dated December 9, 1999, filed December 15, 1999, recorded in Deed Book 316, Page 18, County Clerk's Office, Marshall County, Kentucky.

TO HAVE AND TO HOLD said property with its appurtenances thereunto belonging unto said Grantee, its successors and assigns, forever. Grantor warrants title only so far as he is authorized by the above-referenced Orders and no further.

IN TESTIMONY WHEREOF, TOM BLANKENSHIP, MASTER COMMISSIONER,
has hereunto subscribed his name, this 24th day of February, 2015.

TOM BLANKENSHIP
MASTER COMMISSIONER

Acknowledged by TOM BLANKENSHIP, MASTER COMMISSIONER, and examined
and approved in open Court, this 24th day of February, 2015.

Dennis R. Foust
DENNIS R. FOUST, JUDGE
MARSHALL CIRCUIT COURT

STATE OF KENTUCKY
COUNTY OF MARSHALL

I, Clerk of the Marshall Circuit Court, do hereby certify that the deed from TOM
BLANKENSHIP, MASTER COMMISSIONER of said Court, was on the 27 day of
February, 2015, presented in open Court by TOM BLANKENSHIP, MASTER
COMMISSIONER, and was by him duly acknowledged to be his free act and deed. The said
deed, having been examined by the Court, was approved, confirmed and so endorsed by the Judge
of the Marshall Circuit Court and was ordered to be transmitted, duly certified, to the Clerk of the
Marshall County Court for record.

GIVEN UNDER MY HAND, this the 24th day of February, 2015.

Carla Marshall
CARLA MARSHALL, CLERK *by* [Signature]
MARSHALL CIRCUIT COURT

CONSIDERATION CERTIFICATE

The undersigned hereby certifies that the true consideration paid for the real estate herein conveyed is \$16,669.00.

Terry L. Ross

TERRY L. ROSS

Gina Ross

GINA ROSS

[Signature]
MASTER COMMISSIONER
MARSHALL CIRCUIT COURT

STATE OF KENTUCKY
COUNTY OF MARSHALL

The foregoing Consideration Certificate and Deed was sworn to and acknowledged before me by TOM BLANKENSHIP, MASTER COMMISSIONER of the Marshall Circuit Court, Grantor, on this the 24th day of February, 2015.

Blaine D. Stokes, Notary Public
State at Large, Kentucky
My Commission Expires: 08/12/2018
Notary ID: 517184

Blaine D. Stokes
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

The foregoing Consideration Certificate and Deed was sworn to and acknowledged before me by TERRY L. ROSS AND GINA ROSS, Grantee, on this the 11th day of MARCH, 2015.

Rhonda Brook
NOTARY PUBLIC
My commission expires: 10-24-18

THIS INSTRUMENT PREPARED BY
TOM BLANKENSHIP
909 MAIN ST, P.O. BOX 571
BENTON, KENTUCKY 42025

BY: [Signature]
TOM BLANKENSHIP

STATE OF KENTUCKY
COUNTY OF MARSHALL

I, Tim York, Clerk of the County Court of said County, do certify that the foregoing MASTER COMMISSIONER'S DEED was on the 11 day of march, 2015, lodged in my office for record. Whereupon the foregoing and this certificate have been duly recorded in my office in Deed Book 433, Page 588

Given under my hand this the 12 day of march, 2015.

TIM YORK, CLERK

By: Holly Moore, D.C.

FOR FILING OFFICER
Pd. \$ 23⁰⁰ Rec. fee \$ Tax
Date Filed 3-11-15 Time 1:00 P
Tim York, Clerk
By KE D.C.
Grantee



244337
Filed on: 3/12/2015 10:45:25 AM
Book: DEED Number: 433
Pages: 588 - 592
Tim York, Marshall County
DC: HOLLY MOORE
Deed Tax: \$8.00

DEED

BE IT KNOWN THAT OBERT W. FAUGHN and wife, OEDA E. FAUGHN, of Route 1, Benton, Kentucky 42025, Grantors, for and in consideration of Eighty-Four Thousand and 00/100 Dollars (\$84,000.00) cash in hand paid, receipt of which is hereby acknowledged, HAVE SOLD AND HEREBY CONVEY unto JOHN M. FAUGHN, single, of c/o Rubye Nell Edwards, 7985 U.S. Hwy. 68 E, Benton, Kentucky 42025, Grantee, with fee simple title (subject to the life estate retained herein) to vest in the survivor of his heirs and assigns forever, the following land lying in Marshall County, Kentucky, to-wit:

DESCRIPTION: Eighty (80) acres off of the Northwest corner of the Southwest Quarter of Section 35, Township 4, North Range 4, East. Beginning at the Northwest corner and running East with the North line of said Quarter to the Benton-Wadesboro road; thence, South with said road to a stone corner; thence, West parallel with the Northline to the Westline of said Quarter; thence, North to the beginning and being 80 acres except 15 acres off of the South side heretofore conveyed to Ceaph Gaedner.

Also 15 acres off of the East end of the 95 acre tract conveyed to A. L. Faughn and J. P. Faughn lying in the Northeast and Northwest Quarter of said section.

SOURCE OF TITLE: Being the same property conveyed to O. W. Faughn a/k/a Obert W. Faughn and wife, Oeda Faughn, by deed dated March 30, 1950, of record in Deed Book 82, Page 329, Marshall County Court Clerk's Office.

This instrument was prepared by the undersigned without the benefit of a title examination and the property description and source of title herein was furnished by the Grantors and the attorney preparing this deed does not certify the accuracy of it.

TO HAVE AND TO HOLD the said property unto the said JOHN M. FAUGHN, single, with fee simple title to vest in the survivor of his heirs and assigns forever, with "Covenant of General Warranty." The Grantors retain for themselves the right to the use and enjoyment of the subject property for and during their natural life.

CERTIFICATE OF CONSIDERATION

The parties hereto certify the consideration reflected in this deed is the full consideration paid for the property. The grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

GIVEN under our hands this 8th day of February, 1996.

GRANTORS:

Obert W. Faughn
OBERT W. FAUGHN

Oeda Faughn
OEDA E. FAUGHN

GRANTEES:

John M. Faughn
JOHN M. FAUGHN

STATE OF KENTUCKY
COUNTY OF MARSHALL, Sct.

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 8th day of February, 1996, by OBERT W. FAUGHN and OEDA E. FAUGHN, grantors.
My commission expires Nov. 6, 1999

Jim Howard Kenton
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF MARSHALL, Sct.

The foregoing Consideration of Certificate was acknowledged and sworn to before me this 7th day of February, 1996, by JOHN M. FAUGHN, grantee.
My commission expires Nov. 6, 1999

Jim Howard Kenton
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY
COUNTY OF MARSHALL, Sct.

I, JAMES R. ENGLISH, Clerk of the County Court of said County, do certify that the foregoing DEED was this 21 day of February, 19 96, lodged in my office for record. Whereupon the foregoing and this certificate have been duly recorded in my office in Deed Book 284, page 319.
Given under my hand this 21 day of February, 19 96.

Paid \$12.00 Recording fee
Paid \$84.00 Deed tax
2/21/96

JAMES R. ENGLISH, CLERK
By: Gail Story, D.C.

THIS INSTRUMENT PREPARED BY:
PRINCE & BRIEN, P.S.C.

Robert L. Prince
ROBERT L. PRINCE
P. O. Box 460
Benton, Kentucky 42025

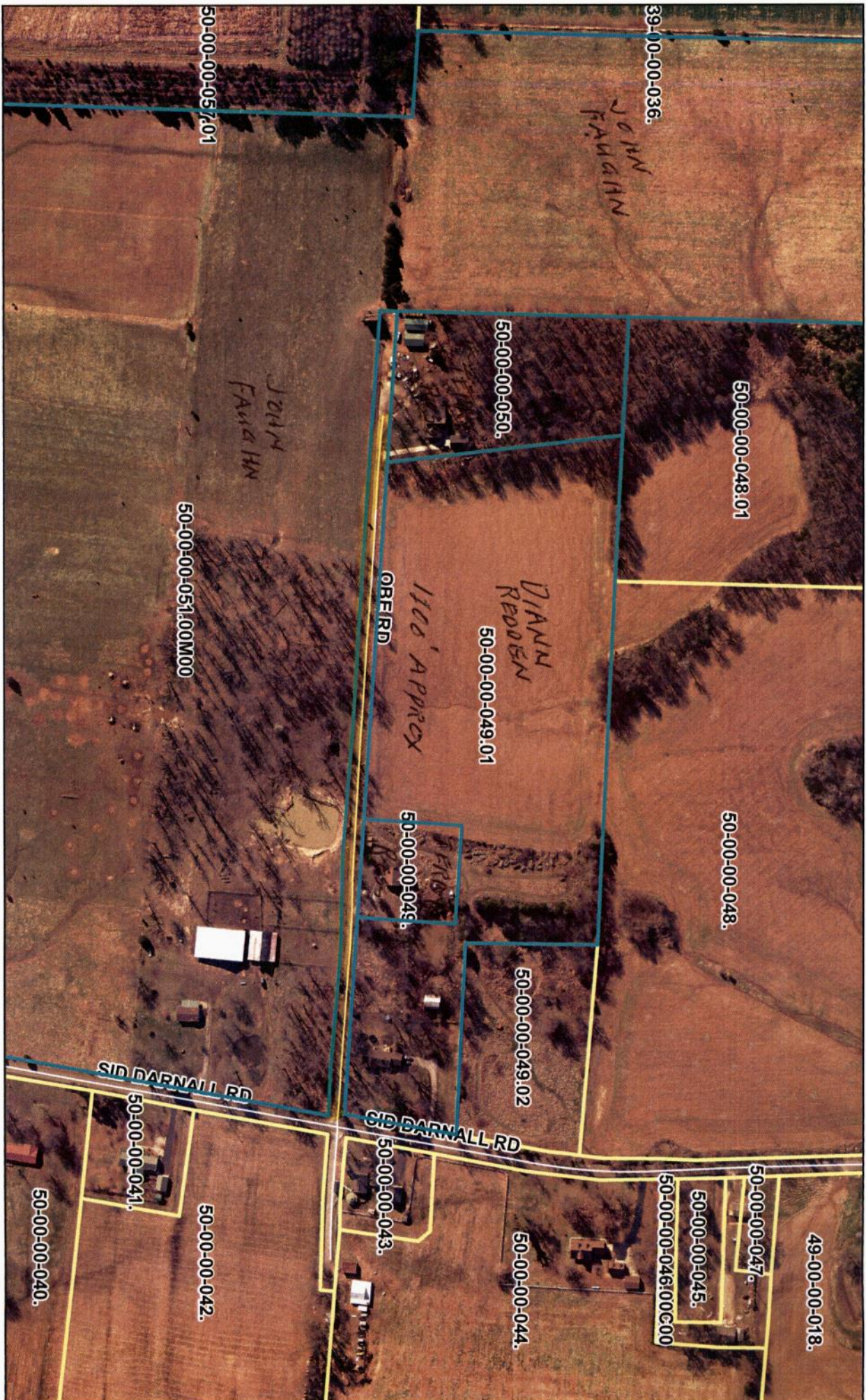


-NOTICE-

The information found on this document is believed to be accurate and every attempt has been made to ensure so; however, the Marshall County PVA makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The PVA does not assume any liability associated with the use or misuse of this data.

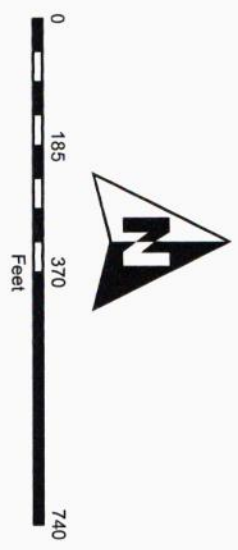


1 inch = 283 feet

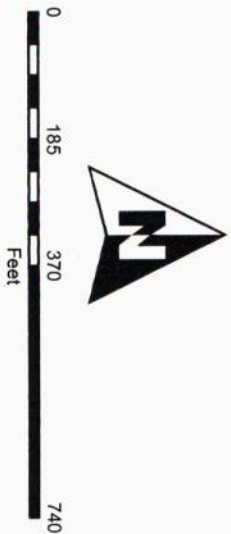
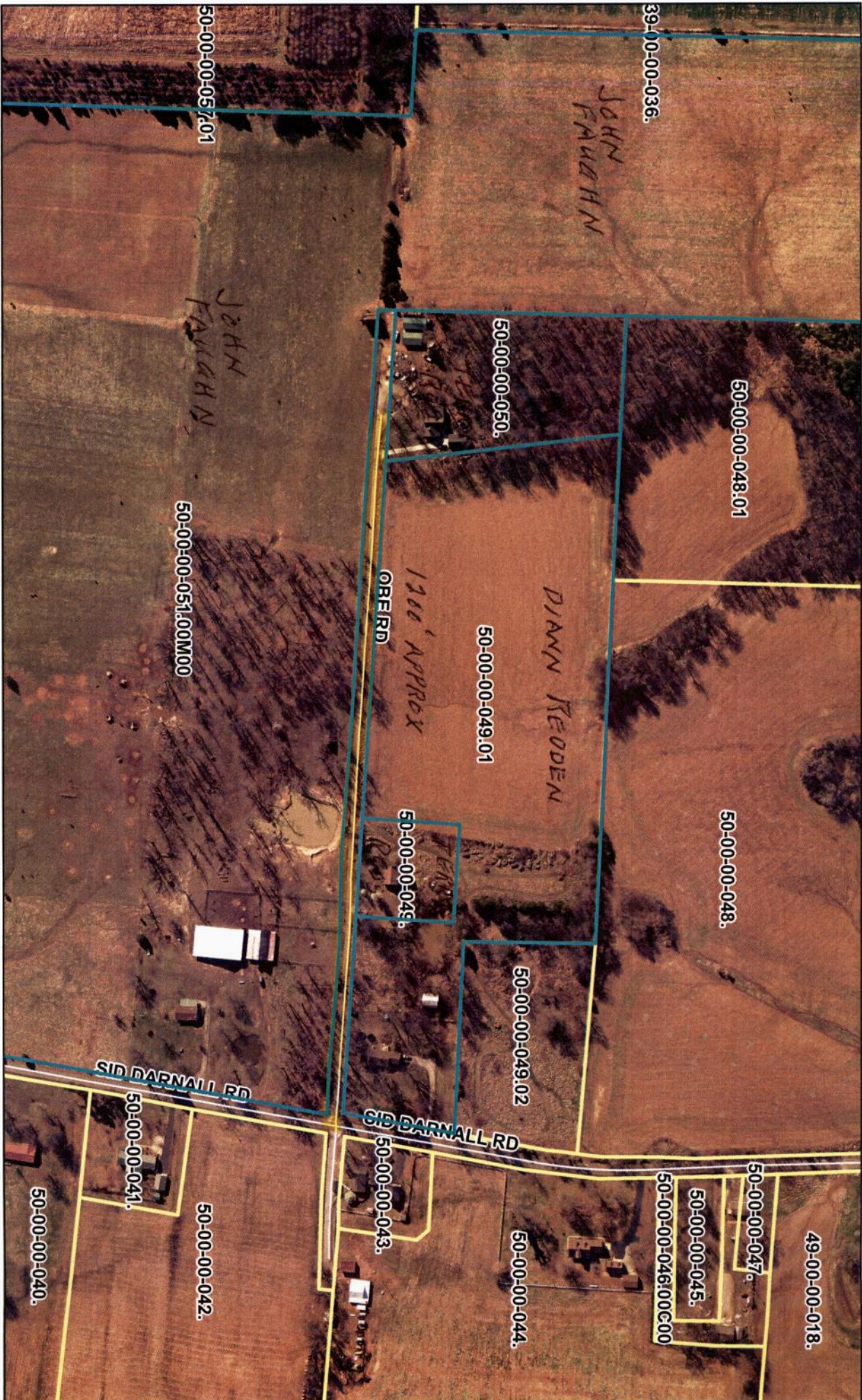


-NOTICE-

The information found on this document is believed to be accurate and every attempt has been made to ensure so; however, the Marshall County PVA makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The PVA does not assume any liability associated with the use or misuse of this data.



1 inch = 283 feet



-NOTICE-
 The information found on this document is believed to be accurate and every attempt has been made to ensure so; however, the Marshall County PVA makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The PVA does not assume any liability associated with the use or misuse of this data.



1 inch = 283 feet

MARSHALL COUNTY OFFICE OF PROPERTY VALUATION

Map Number: 50-00-00-049.

Account: 944970

Tax District: 015

Property Class: R

Deed: 433/588

Tax Year: 2019

Ownership

%	Name
100% JOINTLY WITH SURVIVORSHIP	ROSS, GINA ROSS, TERRY L

Assessment Data

Land Value	7,000
Improvements	3,000
Fair Cash Value	\$10,000
Ag Exemption	0
Ag Value	0
Exemption Amount	0
Total Taxable	\$10,000

Mailing Information

ROSS TERRY AND REGINA
260 OBE RD
BENTON, KY 42025

Sales Information

Deed	Sale Date	Sale Price
433/588	11/30/2012	\$16,669
316/18	12/09/1999	\$40,000



Total Taxable on Account	\$ 10,000	Inspection Date	01/01/2019
No of Properties on Account	1	Acreage	0.99



Site Built Home Improvement Value \$ 3,000

Style 1 1/2 STORY, FINISHED

Type SINGLE-FAMILY RESIDENCE

Year Built 1935

First Floor 1,028

Second Floor 0

Third Floor 0

Of Units 1

Total Rooms UNKNOWN

Bedrooms UNKNOWN

Half Story 392

Full Baths UNKNOWN

Half Baths UNKNOWN

Basement Area NONE

% Finished N/A

Roofing 100% UNKNOWN

Heating / Cooling HVAC

Porches UNKNOWN

Property Address 96 OBE RD, BENTON 42025

Utilities

- ☐ No Utilities
- ☒ Unknown
- ☐ Water
- ☐ Electric
- ☐ Sewer
- ☐ Natural Gas

Quality UNKNOWN

Flood Hazard UNKNOWN

Attached Garage NONE

Driveway GRAVEL

Exterior Walls 100% UNKNOWN

Foundation 100% CONCRETE BLOCK

Fireplace NONE



0529140028

MARSHALL COUNTY OFFICE OF PROPERTY VALUATION

Map Number: 50-00-00-049.01

Account: 64150

Tax District: 015

Property Class: F

Deed: 283/148

Tax Year: 2019

Ownership

%	Name
100% FEE SIMPLE	REDDEN, PATRICIA

Assessment Data

Land Value	26,000
Improvements	75,000
Fair Cash Value	\$101,000
Ag Exemption	16,987
Ag Value	9,013
Exemption Amount	HEX 37,600
Total Taxable	\$46,413

Mailing Information

REDDEN PATRICIA
2941 SID DARNALL RD
BENTON, KY 42025

Sales Information

Deed	Sale Date	Sale Price
283/148	11/30/1995	\$0



Total Taxable on Account \$ 46,413

No of Properties on Account 1

Inspection Date 01/01/2019
Acreage 13.17

Site Built Home Improvement Value \$ 75,000

Style ONE STORY

Type SINGLE-FAMILY RESIDENCE

Year Built 1978

First Floor 1,692 Second Floor 0 Third Floor 0

Of Units 1 Total Rooms UNKNOWN Full Baths 2

Bedrooms UNKNOWN Half Story 0 Half Baths 0

Basement Area NONE % Finished N/A

Roofing 100% UNKNOWN

Heating / Cooling UNKNOWN

UNKNOWN

Utilities

☐ No Utilities ☐ Unknown ☒ Water
☒ Electric ☐ Sewer ☐ Natural Gas

Quality UNKNOWN

Flood Hazard UNKNOWN

Attached Garage

484 ATTACHED GARAGE

Driveway

GRAVEL

Exterior Walls

100% BRICK VENEER

Foundation

100% CONCRETE BLOCK

Fireplace

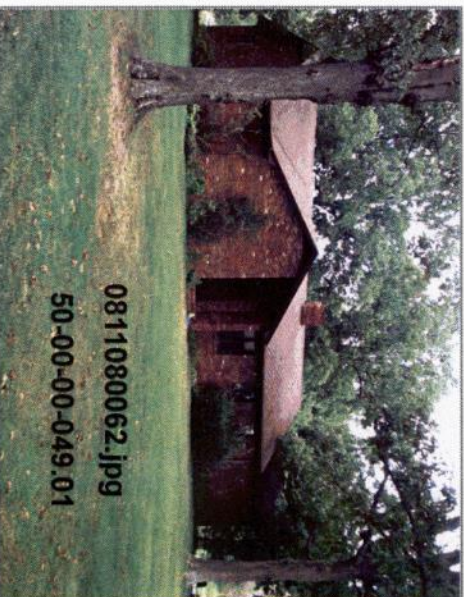
NONE

Porches

RAISED SLAB PORCH WITH ROOF

Property Address

2941 SID DARNALL RD, BENTON 42025



0811080062.jpg

50-00-00-049.01

MARSHALL COUNTY OFFICE OF PROPERTY VALUATION

Map Number: 50-00-00-051.00M00 Account: 448650 Tax District: 015 Property Class: F Deed: 422/348 Tax Year: 2019

Ownership

%	Name
100%	FAUGHN, JOHN M

Assessment Data

Land Value	162,000
Improvements	34,500
Fair Cash Value	\$196,500
Ag Exemption	109,140
Ag Value	52,860
Exemption Amount	HEX 37,600
Total Taxable	\$49,760

Mailing Information

FAUGHN JOHN M
3010 SID DARNALL RD
BENTON, KY 42025

Sales Information

Deed	Sale Date	Sale Price
422/348	08/09/2013	\$0
387/430	11/24/2008	\$0
284/319	02/08/1996	



Total Taxable on Account \$ 49,760
No of Properties on Account 1

Inspection Date 01/01/2019
Acreage 80.74

Mobile Home

Manufacturer FALL CREEK HOUSING
Trade Name 100 SERIES

Year Built	2001	Length	44	Width	28
First Floor	1,232	Second Floor	0	Third Floor	0
Half Story	0	Total Rooms	UNKNOWN	# Of Units	1
Bedrooms	2	Full Baths	2	Half Baths	0
Basement Area	NONE	% Finished	N/A		
Porches					
	NONE				

Utilities

☐ No Utilities ☐ Unknown ☒ Water
☒ Electric ☐ Sewer ☐ Natural Gas

Trailer Park NONE
Quality UNKNOWN
Flood Hazard UNKNOWN
Attached Garage NONE

Driveway GRAVEL

Fireplace SINGLE 1 STORY FIREPLACE

Exterior Walls 100% UNKNOWN

Foundation 100% UNKNOWN

Roofing 100% COMPOSITION SHINGLE

Property Address 3010 SID DARNALL RD, BENTON 42025



Farm

Improvement Value **\$ 1,500**

Year Built **UNKNOWN**

Flood Hazard **NONE**

Rank **UNKNOWN**

Total Floor Area **4608**

Perimeter **272**

Construction Class **U - THE CONSTRUCTION CLASS IS UNKNOWN**

- Utilities
- ☐ No Utilities
 - ☒ Unknown
 - ☐ Water
 - ☐ Electric
 - ☐ Sewer
 - ☐ Natural Gas

Driveway
GRAVEL

Exterior Walls

100% **UNKNOWN**

Occupancy

100% **SHEDS, FARM BUILDINGS - BARN**

Farm

Improvement Value **\$ 3,000**

Year Built **2012**

Flood Hazard **UNKNOWN**

Rank **AVERAGE**

Total Floor Area **3000**

Perimeter **420**

Construction Class **U - THE CONSTRUCTION CLASS IS UNKNOWN**

- Utilities
- ☐ No Utilities
 - ☒ Unknown
 - ☐ Water
 - ☐ Electric
 - ☐ Sewer
 - ☐ Natural Gas

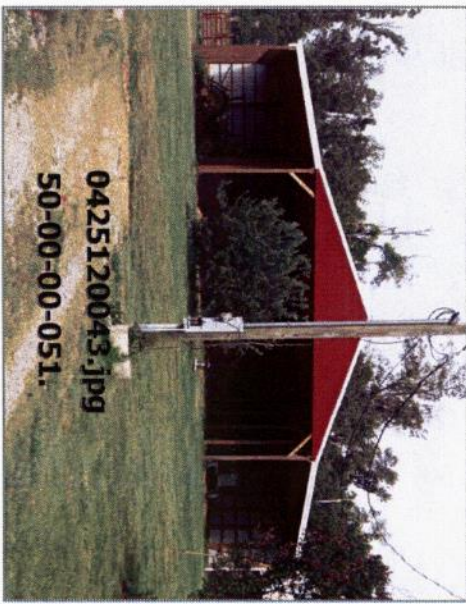
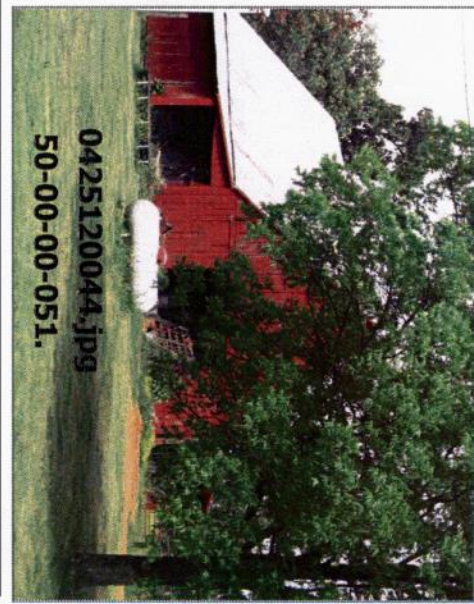
Driveway
UNKNOWN

Exterior Walls

100% **METAL ON WOOD FRAME**

Occupancy

100% **SHEDS, FARM BUILDINGS - FARM UTILITY STORAGE SHED**



MARSHALL COUNTY OFFICE OF PROPERTY VALUATION

Map Number: 50-00-00-050. Account: 359030 Tax District: 015 Property Class: R Deed: 255/215 Tax Year: 2019



Ownership

%	Name	Land Value
100% JOINTLY WITH SURVIVORSHIP	ROSS, REGINA	10,000
	ROSS, TERRY	124,000
		Fair Cash Value \$134,000
	Ag Exemption	0
	Ag Value	0
	Exemption Amount	0
	Total Taxable	\$134,000

Mailing Information

ROSS TERRY AND REGINA
260 OBE RD
BENTON, KY 42025
Deed 255/215 Sale Date 03/19/1992 Sale Price \$44,000

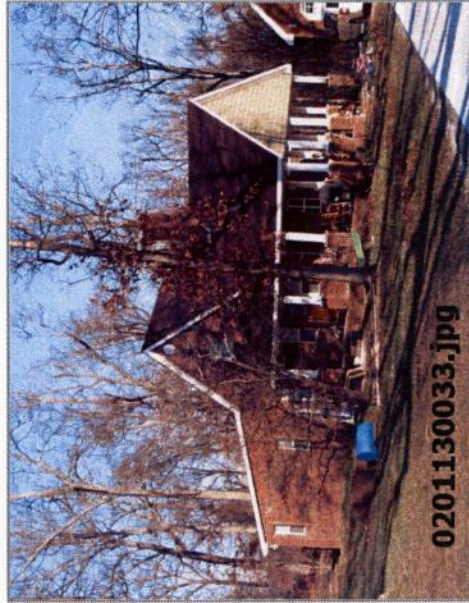
Sales Information

Total Taxable on Account \$ 134,000
No of Properties on Account 1
Inspection Date 01/01/2019
Acreage 3.23

Site Built Home

Improvement Value \$ 99,000

Style 1 1/2 STORY, FINISHED
Type SINGLE-FAMILY RESIDENCE
Year Built 1980
First Floor 1,512 Second Floor 0 Third Floor 0
Of Units 1 Total Rooms UNKNOWN Full Baths 2
Bedrooms 3 Half Story 432 Half Baths 0
Basement Area 648 % Finished 0
Roofing 100% COMPOSITION SHINGLE
Heating / Cooling HVAC
Porches UNKNOWN
Fireplace SINGLE 1 STORY FIREPLACE
Foundation 100% CONCRETE BLOCK
Exterior Walls 100% UNKNOWN
Attached Garage 256 CARPORT - GABLE ROOF
Driveway GRAVEL
Utilities
☐ No Utilities ☐ Unknown ☒ Water
☒ Electric ☐ Sewer ☐ Natural Gas
Quality UNKNOWN
Flood Hazard UNKNOWN
Attached Garage



Property Address
260 OBE RD, BENTON 42025

Garage Improvement Value \$ 25,000

Year Built 2012

Area Over Garage 360
Total Area 720
Full Baths UNKNOWN
Percent Finished UNKNOWN
Percent Finished UNKNOWN
Half Baths UNKNOWN

Heating / Cooling
UNKNOWN

Roofing
100% COMPOSITION SHINGLE

Property Address
NONE,

Utilities
☐ No Utilities ☐ Unknown ☐ Water
☒ Electric ☐ Sewer ☐ Natural Gas

Quality AVERAGE
Flood Hazard UNKNOWN

Driveway
CONCRETE

Exterior Walls
100% BRICK VENEER

Foundation
100% CONCRETE BLOCK

