

Send Tax Bill To: Charles Keith Travis
P.O. Box 84
Grand Rivers, Kentucky 42045

STATE OF KENTUCKY
COUNTY OF CRITTENDEN SGT
I, Carolyn D. Byford, Clerk for the County
and State, do hereby certify that the foregoing
4 day of Sept 20 20 was on this
lodged and this certificate duly recorded in my said
office Carolyn D. Byford Clerk
BY Lucinda Allen 90,
Fee 50.00 Tax
Deed Book 241 Page 170

DEED

THIS DEED made and entered into this 4 day of September, 2020, by and
between ESTATE OF JANET HAILE WINN, by Executor, Richard B. Thomas, of 1588 US
Highway 641, Marion, Kentucky 42064, hereinafter referred to as First Party; and CHARLES
KEITH TRAVIS, married, of P.O. Box 84, Grand Rivers, Kentucky 42045, hereinafter referred
to as Second Party.

WITNESSETH: That for and in consideration of the sum of SEVENTY FIVE
THOUSAND AND NO/100 DOLLARS (\$75,000.00), the receipt and sufficiency of which is
hereby acknowledged, First Party does hereby sell, grant, and convey, unto the Second Party, in
fee simple, all of First Party's right, title, and interest, in and to the following described property,
to-wit:

PARCEL 1

A tract in Crittenden County, Kentucky, adjoining the City of Marion, on the East
side of the Marion-Princeton Road, and more particularly described as follows,
based on Astronomic North:

This is a resurvey of that property as follows: Dated October 24, 2000, by
William Ralph Paris KLS 2091, recorded November 29, 2000, recorded in Plat
Book Cabinet 1, Page 38:

BEGINNING at a point in the pavement of U. S. Highway 641 at G. W. Perry's
(DB 1, p. 605), corner in the highway pavement of the old Marion Princeton road
(U.S. 641, Ky. 91), at approximate 37°18'37.3" North Latitude; 88°04'59.9" West
Longitude, at approximate elevation 603 NGVD, bearing S 63°03'30" W 26.06
feet from a 1/2-inch steel rod (found in place) at Tatum's (DB 124, p. 580) corner;
thence N 33°08'00" W 434.21 feet to a 1/2-inch steel rod reinforcement bar (found
in place) on the northeast side of said road; thence N 66°08'00" E (passing onto a
bluff at approximately 842 feet) 887.95 feet to an iron rod with tablet stamped
"HICKORY" at a hickory corner in the original line (DB H, p. 534) at the edge or
brow of the Wilson Hill; thence along said edge or brow of hill S 28°27'00" E
260.90 feet to an iron rod with tablet stamped "HICKORY" at a hickory corner; S

67°50'00" E 163.06 feet to an iron rod with table stamped "CROOKED POST OAK" in a 28-inch roothole at a post oak corner; thence S 63°03'30" W (passing off said bluff at approximately 92 feet) 953.46 feet to the beginning, containing 8.261 acres by survey.

The above-described property is subject to whatever public rights attached to Kentucky Highway 91/U.S. Highway 641 across the southwest side of this survey.

Iron rods called for are 5/8-inch x 40-inch steel reinforcement bar set this survey with affixed 3 1/4-inch aluminum tablet stamped KLS 2091.

SOURCE OF TITLE: THE ABOVE DESCRIPTION IS THE RESULT OF A RE-SURVEY of property conveyed to George E. Winn and his wife, Janet Haile Winn for their joint lives, with remainder in fee simple to the survivor, by B. M. Westberry and his wife, Nancy K. Westberry, by deed dated 30 September 1965 of record in Deed Book 100, page 349 and the land conveyed to George E. Winn and his wife, Janet H. (a/k/a Judy Winn) by J. Zachary Greenwell Trustee, by deed dated 4 August 2000 of record in Deed Book 187, page 271, the interest of George E. Winn passed at this death by survivorship to his wife, Janet Haile Winn, Janet Haile Winn died testate on January 5, 2020; see Will Book 19, Page 485, also see Plat Cabinet 1, Slide 38, all records Crittenden County Clerk's Office.

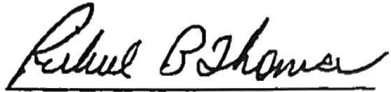
Pursuant to the Last Will and Testament of Janet Winn, recorded in Will Book 19, Page 485, the Executor, Richard Thomas is authorized to sell the real estate to affect a division of the assets.

TO HAVE AND TO HOLD the same, with all the appurtenances thereon, to the Second Party, in fee simple, and with covenant of GENERAL WARRANTY.

CONSIDERATION CERTIFICATE: The parties hereto certify the consideration reflected in this Deed is the true, correct, and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. The Second party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, the parties hereunto have set their hand as of the day and date first above written.

FIRST PARTY


JANET HAILE WINN ESTATE
by: Richard B. Thomas, Executor

SECOND PARTY


CHARLES KEITH TRAVIS

COMMONWEALTH OF KENTUCKY

COUNTY OF CRITTENDEN

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me by Estate of Janet Haile Winn, by Executor, Richard B. Thomas, on this 4th day of Sept, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/28/21

COMMONWEALTH OF KENTUCKY

COUNTY OF CRITTENDEN

The foregoing Consideration Certificate was acknowledged and sworn to before me by Charles Keith Travis, married, on this 4th day of Sept, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/28/21 #5753

THE DESCRIPTION AND THE STATED CONSIDERATION WERE SUPPLIED BY THE PARTIES. THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

THIS INSTRUMENT PREPARED BY:



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ATTORNEY AT LAW
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