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5000
485.00

DOCUMENT NO: 2014180116
RECORDED: December 04, 2023 02:30:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$485.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: BRIAN ABNEY
COUNTY: MADISON COUNTY
BOOK: D846 PAGES: 404 - 407

Return to Luxon & Himes, PLLC

General Warranty Deed

THIS DEED, made and entered into this the 30th day of November, 2023,
by and between **OLD TOWN PROPERTIES, LLC**, a Kentucky limited liability company,
with a mailing address of 335 Adams Hill Drive, Richmond, Kentucky 40475, party of the
first part ("Grantor"), and **CUBBY ANGEL PROPERTIES LIMITED LIABILITY
COMPANY**, a Kentucky limited liability company, with a mailing address of 1031 Royal
Crest, Richmond, Kentucky 40475, party of the second part ("Grantee");

The current tax year tax bill in care of address is 1031 Royal Crest, Richmond,
Kentucky 40475.

WITNESSETH:

That for and in consideration of the sum of **FOUR HUNDRED EIGHTY FIVE
THOUSAND and 00/100 DOLLARS (\$485,000.00)**, cash in hand paid, the receipt of
which is hereby acknowledged, and the further consideration that the Grantee assumes
and agrees to pay all real property ad valorem taxes assessed against the hereinafter
described property for all subsequent years, Grantor has bargained and sold and does
hereby grant and convey unto Grantee, its successors and assigns forever, the following
property located in Madison County, Kentucky:

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Lot 6 of the GHG, Inc. property, same being shown on the final plat of GHG, Inc., dated July, 1996, and of record in Plat Book 14, page 89, Madison County Clerk's office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Old Town Properties, LLC, a Kentucky limited liability company, by Deed dated January 12, 2007, recorded in Deed Book 617, page 35, in the Madison County Clerk's office.

This transfer is made pursuant to a unanimous consent adopted by all of the Voting Members of Old Town Enterprises, LLC, a Kentucky limited liability company, Sole Member of Grantor, Old Town Properties, LLC, a Kentucky limited liability company ("Company"), which is as follows:

That the offer of Cubby Angel Properties, to purchase Lot 6, of the GHG, Inc. property, Richmond, Madison County, Kentucky, from the Company, for a total consideration of \$485,000.00 be accepted and that Gina Land and Robert Land, Voting Members, of Old Town Enterprises, LLC, Sole Member of the Company be authorized to execute the necessary Deed and documents of transfer.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, its successors and assigns forever.

Grantor does hereby release and relinquish unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the said property, including dower, curtesy, the Homestead exemption and all other exemptions allowed by law, and does hereby covenant to and with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple title of said property and has good right to convey the same as herein done; that the title to said property is clear, perfect and unencumbered, except for current taxes hereinabove set out, and with said exception, Grantor will **WARRANT GENERALLY** the said title.

Provided, however, there is excepted from the foregoing warranty and covenants of

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title, and this conveyance is made subject to, all zoning and building restrictions, regulations and ordinances, any restrictive covenants of record, and any easements of record in said Clerk's Office affecting subject property.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration for the property. Grantee joins in this Deed for the sole purpose of certifying same.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands this the day and year first above written.

GRANTOR:

Old Town Properties, LLC, a Kentucky limited liability company

By: Old Town Enterprises, LLC, a Kentucky limited liability company, Sole Member

By: *Gina Land*
Gina Land, Voting Member

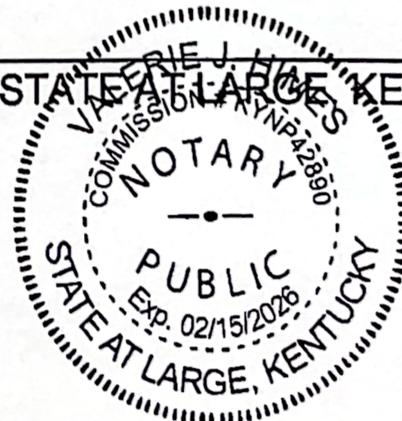
By: *Robert Land*
Robert Land, Voting Member

STATE OF KENTUCKY
COUNTY OF MADISON

The foregoing Deed and Consideration Certificate were acknowledged, subscribed and sworn to before me this 28th day of November, 2023, by Gina Land and Robert Land, Voting Members on behalf of Old Town Enterprises, LLC, Sole Member of Old Town Properties, LLC, a Kentucky limited liability company, Grantor.

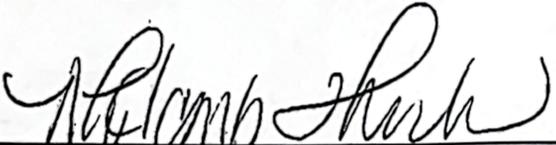
[Signature]
NOTARY PUBLIC, STATE AT LARGE, KENTUCKY

My commission expires: 2/15/2026
Notary ID: KYNP42890



GRANTEE:

**Cubby Angel Properties Limited Liability Company,
a Kentucky limited liability company**

By: 
Ruth Whitcomb Knuckles, Agent

STATE OF KENTUCKY
COUNTY OF MADISON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 30th day of November, 2023, by Ruth Whitcomb Knuckles, Agent on behalf of Cubby Angel Properties Limited Liability Company, a Kentucky limited liability company, Grantee.

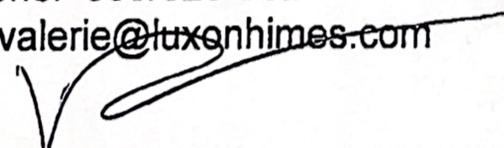

NOTARY PUBLIC, STATE AT LARGE, KENTUCKY

My commission expires: 2/15/2026
Notary ID: KYNP42890



PREPARED BY:

LUXON & HIMES, PLLC.
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By: 
Valerie J. Himes, Attorney