

5 mg.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Gordon W. Fullerton and Freda C. Fullerton, husband and wife**, whose mailing address is 919 Weaver Rd, Florence, KY 41042, for and in consideration of **One Hundred Thirty Nine Thousand Five Hundred and 00/100 (\$139,500.00) DOLLARS** and other good and valuable consideration, paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to: **Weaver Road Properties, LLC, a Kentucky limited liability company**, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS &: 903 Weaver Rd
Florence, KY 41042

GRANTEE MAILING ADDRESS: 655 FAIR OAKS LN
& TAX MAILING ADDRESS: EDGEWOOD, KY

GROUP NO.: 2048 A&B

PIDN: 062-00-00-079.02 and 062-00-00-079.05

PARCEL 1:

Lying and being in the State of Kentucky and County of Boone located east of Evergreen Drive approximately 8/10 mile from its intersection with U.S. 42 and is described thus:

The point of beginning being described as beginning at a point in the center of Evergreen Drive, said point being 12 feet southeast of the projected north property line thence with the center of the existing road N-75-35 E 88.0 feet; thence N 85-52 E 60.0 feet; thence S 80-55 E 50.0 feet; thence S 57-57 E. 70.0 feet; thence S 68-26 E 88.0 feet; thence N 84-08 E 50.0 feet; thence S 61-59 E 109.0 feet; thence N 57-11-36 E 130.96 feet; thence S 27 E 25.0 feet to an iron pipe, the point of beginning; thence S 27 E 548.20 feet to an iron pipe in the original tract line; thence with said line N 75-59-37 E 410.51 feet to an iron pipe; thence N 27 W 640.50 feet to an iron pipe in the southeast side of a 50 foot passway; thence S 63 W 400.0 feet to the beginning and containing 5.4577 acres and being part of

{00235384.DOC/1}

Boone County
D1097 PG 760

the 28.60 acre tract conveyed to the grantors herein by deed recorded in Deed Book 76, page 292 of the Boone County Clerks Office at Burlington, Kentucky.

Also conveyed is the right to use the following described passway, the center line being described thus:

Beginning at a point in the center of Evergreen Drive, said point being 12 feet south of the north property line projected to the center line of said drive, thence N 75-35 E 88.0 feet; thence N 85-52 E 60.0 feet; thence S 80 55 E 50.0 feet; thence S 57-57 E 70.0 feet; thence S 68-26 E 88.0 feet; thence N 84-08 E 50.0 feet; thence N 61-59 E 109.0 feet; thence N 57-11-36 E 130.96 feet to a point N 27 W 25.0 feet from the beginning point of the 5.4577 acre tract described above; thence along the front of said tract N 63 E 400.0 feet. Said passway to be used as ingress and egress from Evergreen Drive and to be jointly maintained by all grantees, their heirs or assigns, and the grantor, his heirs or assigns.

Together with all privileges and appurtenances to the same belonging.

Being the same property conveyed to Gordon W. Fullerton and Freda C. Fullerton, husband and wife, by deed dated June 1, 1977 and recorded in Deed Book 233, page 3 of the Boone County Clerk's records at Burlington, Kentucky.

PARCEL 2

Located in state of Kentucky, County of Boone, Group No. 2048, lying approximately 1,000 feet east of Evergreen Drive and 8/10 mile southeast of U.S. Highway 42 and is more particularly described as follows:

Beginning at a steel pipe at the southeasterly corner of Willis P. Coleman's 0.7068 acre tract (Deed Book 234, page 201) thence with the east line of said tract N 27°00' W 192.45 feet to a steel pipe in the common line of A.W. Fullerton Jr. and Solar Sportsystems Inc. (D.B. 234, p. 201), thence with said common line N 63°45'54" E 529.96 feet to an iron pin, thence S 26°23'08' E 644.27 feet to an iron pin, thence along a new division line of A.W. Fullerton, Jr. property S 26°22'25" E 311.14 feet to an iron pin to the common line of A.W. Fullerton Jr. and John E. Jones (Deed Book 183, page 178), thence with said line S 75°49'06" W 358.24 feet to a steel pipe at the southeast corner of Gordon Fullerton's 3.477 acre tract, thence along the east line of said tract N 27°00' W. passing a steel pipe at the northeasterly corner of said tract at 640.50 feet, a total distance of 690.50 feet to a point on the northwest side of a 50 foot passway, thence along

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Boone County
D1097 PG 761

the north west side of said passway S 63°00' W 170.29 feet to the point of beginning containing 8.223 acres and subject to all legal right of ways and easements of record.

Also conveyed is the right to use the following described passway, the centerline being described thus:

Beginning at a point in the center of Evergreen Drive, said point being 12 feet south of the north property line projected to the center line of said drive, thence N 75°35' E 88.0 feet; thence N 85°52' E 60.0 feet, thence S 80°55' E 50.0 feet; thence S 57°57' E 70.0 feet, thence S 68°26' E 88.0 feet, thence N 84°08' E 50.0 feet, thence N 61°59' E 109.0 feet, thence N 57°11'36" E 130.96 feet to a point N 27° W 25.0 feet from the beginning point of the 5.4577 acre tract, thence along the front of said tract N 63° E 400.0 feet.

Said passway to be used as ingress and egress from Evergreen Dr. and to be jointly maintained by all grantees, their heirs or assigns, and the grantor, his heirs or assigns.

LESS AND EXCEPT the following parcels:

That certain parcel of land, described as 5.481 acres, conveyed from Gordon W. Fullerton and Freda Fullerton, husband and wife, to Willis P. Coleman and Charlotte Coleman, husband and wife, in Deed Book 286, page 53.

That certain parcel of land conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet and described as Parcel No. 19, being 1.053 acres and conveyed in Highway Deed 14, page 42.

That certain parcel of land conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet and described as Parcel No. 19A, being .138 acres and conveyed in Highway Deed 14, page 42.

That certain parcel of land conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet and described as Parcel No. 19X, being .109 acres and conveyed in Highway Deed 14, page 42.

Being all of the remaining property conveyed to Gordon W. Fullerton and Freda Fullerton, husband and wife by deed dated May 19, 1981 and recorded in Deed Book 285, page 182 of the Boone County Clerk's records at Burlington, Kentucky. ✓

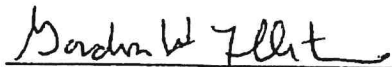
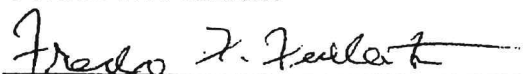
Subject to easements, conditions and restrictions of record and/or in existence.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantee in the manner set forth above, the Grantors, their heirs and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

Grantors and Grantee certify, under oath, that the Estimated Fair Cash Value of the property is \$286,766.00 and Grantee executes this deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the above named Grantors and Grantee this the 11th day of October, 2017.

GRANTORS:


Gordon W. Fullerton

Freda C. Fullerton

GRANTEE:

Weaver Road Properties, LLC, a Kentucky limited liability company

BY: 
Andrew R. Ament, Member

Boone County
D1097 PG 763

State of Kentucky, County of Kenton: SS

The foregoing was subscribed, sworn to and acknowledged before me this 11th day of October, 2017 by Gordon W. Fullerton and Freda C. Fullerton, husband and wife.

My Commission Expires:



DOUGLAS S. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
June 6, 2019
Notary ID# 534063

Notary Public

State of Kentucky, County of Kenton: SS

The foregoing was subscribed, sworn to and acknowledged before me this 11th day of October, 2017 by Andrew R. Ament, Member, duly authorized by company resolution on behalf of Weaver Road Properties, LLC, a Kentucky limited liability company.

My Commission Expires:



DOUGLAS S. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
June 6, 2019
Notary ID# 534063

Notary Public

Once recorded, return to:

This instrument prepared by: ARNZEN, STORM & TURNER, P.S.C.

By:

RETURN TO:

MICHELLE FOLEY TURNER #84255
DOUGLAS S. WILLIAMS #94544
600 Greenup Street
Covington, Kentucky 41011
Telephone: 859/431-6100

170726

{00235384.DOC/1}

Boone County
D1097 PG 764

DOCUMENT NO: 737271
RECORDED ON: OCTOBER 12, 2017 02:32:37PM
TOTAL FEES: \$23.00
TRANSFER TAX: \$139.50
GROUP : 2048A
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: REBECCA CLAZICK
BOOK D1097 PAGES 760 - 764

4
ma

DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That Andrew Ament, unmarried, and Pat Gregory and Mary Gregory, husband and wife, for and in consideration of One Dollar and other good and valuable considerations (\$1.00) paid by the Grantee, herein, the receipt of which is acknowledged, do bargain, sell and convey to Weaver Road Properties LLC, a Kentucky limited liability company, its successors and assigns, the following described real estate, County of Boone and Commonwealth of Kentucky, to-wit:

Property Address: 907 and 919 Weaver Road, Florence, Kentucky 41042
Grantee Mailing Address: 6141e Hightop Ct Taylor Mill KY 41015
Tax Mailing Address: _____
Grantor Mailing Address: _____

Group No: 2048B
PIDN: 062.00-00-079.00 and 062.00-00-079.01

See attached Exhibit "A" for legal description which is incorporated by reference herein.

Being the same property conveyed to Andrew Ament and Pat Gregory by deed recorded in Deed Book 1080, page 549 of the Boone County Clerk's records at Burlington, Kentucky. Pat Gregory is married to Mary Gregory and she joins in this conveyance to release her dower interest herein.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said Grantee, Weaver Road Properties LLC, a Kentucky limited liability company, its successors and assigns, forever, the Grantors, Andrew Ament, unmarried, and Pat Gregory and Mary Gregory, husband and wife, their heirs and assigns, hereby covenanting with the Grantee that the title so conveyed is clear, free and unencumbered and that they will warrant and defend the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said Grantors, Andrew Ament, unmarried, and Pat Gregory and Mary Gregory, husband and wife, hereunto set their hands, this 15 day of November, 2016.

GRANTORS:

Andrew Ament
Andrew Ament
Pat Gregory
Pat Gregory

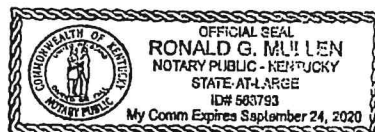
Mary Gregory
Mary Gregory

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 15 day of November, 2016 by the Grantors, Andrew Ament, Pat Gregory and Mary Gregory, to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC

My commission expires:



RETURN TO: PG 4

EXHIBIT "A"

Parcel I.

Lying and being in the state of Kentucky and County of Boone located east of Evergreen Drive approximately 8/10 mile from its intersection with U.S. 42 and is described thus:

BEGINNING at an iron pipe, the most southerly corner of the 0.88 acre tract previously conveyed to the grantee herein, thence with the line of said tract N. 27 W 192.45 feet to an iron pipe; thence S 63 W 130.0 feet to an iron pipe; thence S 27 E 183.51 feet to a point 38.25 feet from the center line of the passway; thence with said passway for two calls; N. 84-08 E. 29.38 feet; thence N. 61-59 E. 102.19 feet to the beginning and containing 0.57 acres.

Also conveyed is a 0.7068 acre tract described thus: Beginning at a stake, the most easterly corner of the 0.88 acre tract previously conveyed to the grantee herein; thence with said tract N. 27 W 192.45 feet to stake; thence N. 63 E 160.0 feet to an iron pipe; thence S 27 E 192.45 feet to an iron pipe 25 feet from the center line of passway ; thence with said passway S 63 W 160.00 feet to the beginning and containing 0.7068 acres and being part of the 28.60 acre tract conveyed to the grantors by deed recorded in Deed Book 76, page 292 of the records Boone County Clerk's office at Burlington, Kentucky.

Also conveyed is the right to use the following described passway, the center line being described thus:

BEGINNING at a point in the center of Evergreen Drive, said point being 12 feet south of the north line projected to the center of said drive, thence N 75-35 E. 88.0 feet; thence N. 85-52 E 60.0 feet; thence S 80-55 E 50.0 feet; thence S 57-57 E 70.0 feet; thence S 68-26 E. 88.0 feet; thence N. 84-08 E 50.0 feet; thence N. 61-59 E 109.0 feet; thence N. 57-11-36 E. 130.96 feet to a point N. 27 W 25.0 feet from the beginning point of 5.4577 acre tract previously described; thence along the front said tract N. 63 E. 229.71 feet.

Said passway to be used as ingress and egress from Evergreen Drive and jointly maintained by all grantees, their heirs and assigns and grantor, his heirs and assigns.

Parcel II.

BEGINNING at a stake in the north property line of the grantor said stake being N. 63 E 432.35 feet from the center line of Evergreen Drive; thence along the north line N 63 E 200 feet to a stake; thence along the north remaining land of the grantor S 27 E. 192.45 feet to a stake; 200 feet to a stake; thence with the remaining land of the grantor N 27 W 192.45 feet to the beginning and containing 0.88 acres.

Also granted herewith is a permanent easement 50 feet in width extending N 63 E. across the entire frontage of the above 0.88 acre tract.

Parcel III.

Beginning at a steel pipe at the southwesterly corner of Willis P. Coleman's 0.7068 acre tract (Deed Book 234, page 201), thence with the east line of said tract N 27 degrees 00' W 192.45 feet to a steel pipe corner of Willis P. Coleman in the line of Solar Sportsystems, Inc. (Deed Book 236, page 27), thence with the common line of Gordon Fullerton's 8.223 acre tract and Solar Sportsystems, Inc., N. 63 degrees 45; 54: E. 529.96 feet to an iron pin, thence S. 26 degrees 23; 08: 575.93 feet to an iron pin in said common line; thence along a new division line of Gordon Fullerton's 8.223 acre tract (Deed Book 233, page3) thence along the east line of said tract N. 27 degrees 00' W, passing a steel pipe at the northeasterly corner of said tract at 340.50 feet, a total distance of 390.50 feet to a point on the northwest side of a 50 foot passway, thence along the northwest side of said passway S 63 degrees 00' W 170.29 feet to a point of beginning containing 5.481 acres and subject to all legal rights of ways and easements of record.

Subject to easement of record or in existence.

Except for conveyance to Kentucky Department of Transportation in highway Deed Book 14, page 70.
Also except the .0069 acre parcel conveyed in Deed Book 212, page 287.

Less and except the following described real estate:

Located in Boone County, Kentucky, lying on the southwest side of Weaver Road approximately 0.4 mile south of Evergreen Drive and is particularly described as follows:

Beginning at an existing iron pin at the most northerly common corner of Charlotte Coleman (Deed Book 566, page 87) and A.W. Fullerton (Deed Book 76, page 292) and in the southerly line of Lot A of the Saddlebrook Center, (Slide 174 B); thence with the common line of Coleman and Fullerton S 26-44 E 2.21 feet to an iron pin (set); thence with a new division of Coleman's property S 63-43-50 W 272.72 feet to an iron pin (set) in the common line of Colemans and Lot. A; thence with said common line N 63-16-00 E 272.71 feet to the point of beginning containing 0.0069 acre and being subject to all right-of-ways and easements of record.

This description was prepared from a new survey made by Gregory A. Larison, LS 3357, with McNeely Surveying, Inc., August 31, 1998.

Parcel IV.

Located in Boone County, Kentucky, lying on the east side of Evergreen Drive and the southwest side of Weaver Road and is more particularly described as follows:

Beginning at a P.K. nail (set) in the centerline of Evergreen Drive at the common corner to A.W. Fullerton (Deed Book 76, page 292) and Reed Turner (Deed Book 555, page 99); thence with the common line of Fullerton and Turner N 62-21-56 E, passing an iron pin (set) at 15.00 feet, a total distance of 299.55 feet to an iron pin (set) at the common corner of Fullerton and Charlotte Coleman (Deed Book 566, page 87); thence with the common line Fullerton and Coleman S 27-00-00 E 182.28 feet to an iron pin (set); thence N 84-08-00 E 29.83 feet to an iron pin (set); thence N 61-59-00 E 102.19 feet to an existing iron pipe; thence N 63-00-00 E 396.10 feet to an iron pin (set) in the southwest right-of-way line of Weaver Road, 125.00 feet as measured perpendicular to the centerline; thence with said right-of-way line S 50-56-25 E 54.71 feet to an iron pin (set) at the common corner of Fullerton and Gordon Fullerton (Deed Book 233, page 3); thence with the common line of A.W. Fullerton and Gordon Fullerton S 63-00-00 W 287.93 feet to an existing pipe; thence S 27-01-07 E 548.25 feet to an existing pipe in the common line of Fullerton and Chitwood Subdivision (Plat Book 3, page 9); thence with said common line S 75-25-10 W 505.86 feet to a post at the common corner of Fullerton and Howe Acres Subdivision (Plat Book 9, page 41); thence with the common line of Fullerton, Howe Acres Subdivision, and Evergreen Acres Subdivision (Plat Book 7, page 33) N 32-34-11 W 680.57 feet to the point of beginning containing 8.0166 acres and being subject to all right-of-ways and easements of record.

Also being subject to an existing passway of which the centerline is more particularly described as follows:

Beginning at a P.K. nail (set) in the centerline of Evergreen Drive at the common corner of A. W. Fullerton (Deed Book 76, page 292) and Reed Turner (Deed Book 555, page 99); thence with the centerline of Evergreen Drive S 32-34-11 E 12.86 feet to a point and the TRUE POINT OF BEGINNING; thence with the centerline of an existing gravel drive N 75-35-00 E 84.85 feet to a point; thence N 85-52-00 E 60.00 feet to a point; thence S 80-55-00 E 50.00 feet to a point; thence S 57-57-00 E 70.00 feet to a point; thence S 68-26-00 E 88.00 feet to a point; thence N 84-08-00 E 50.00 feet to a point; thence N 61-59-00 E 109.00 feet to a point; thence N 57-11-36 E 130.96 feet to a point; thence N 63-00-00 E 276.83 feet to a point in the southwest right-of-way line of Weaver Road and the terminus of said easement.

This description was prepared by a new survey made by McNeely Surveying Inc. September 1997.

Subject to easements and restriction of record and/or in existence.

CONSIDERATION CERTIFICATE

We, the undersigned, being the Grantors, Andrew Ament, and Pat Gregory and Mary Gregory, and the Grantee, Weaver Road Properties LLC, a Kentucky limited liability company, in a certain deed dated November 15, 2016, to which this Certificate is attached, or the authorized representatives thereof, do hereby certify, pursuant to K.R.S. Chapter 382, that the consideration reflected in this Deed is either the full consideration paid or the estimated value of the property interest conveyed therein for said property. This transfer is exempt pursuant to KRS 142.050(7)(k). The fair cash value is \$255,000.00.

GRANTORS

Andrew Ament
Andrew Ament
Pat Gregory
Pat Gregory
Mary Gregory
Mary Gregory

GRANTEE:

Pat Gregory Member
Weaver Road Properties LLC
By: Pat Gregory, Member

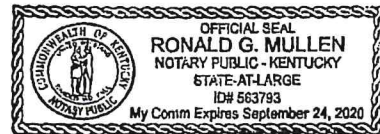
STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 15 day of November, 2016 by the Grantors, Andrew Ament, Pat Gregory and Mary Gregory, to be their voluntary act and deed.

My commission expires: 9-24-20

Ronald G. Mullen
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF KENTON



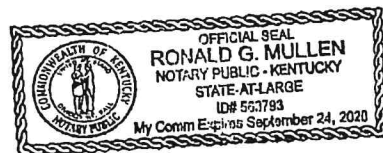
The foregoing Consideration Certificate was acknowledged, subscribed and sworn to before me this 15 day of November, 2016 by the Grantee, Weaver Road Properties LLC, a Kentucky limited liability company, acting by and through Pat Gregory, its Member, duly authorized pursuant to its operating agreement, to be its voluntary act and deed.

My commission expires: 9-24-20

Ronald G. Mullen
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Amy J. Arnsperger
AMY J. ARNSPERGER, ATTORNEY
KENTUCKY LAND TITLE AGENCY, INC.
2362 Grandview Drive
Ft. Mitchell, KY 41017
(859) 344-1919



DOCUMENT NO: 714958
RECORDED ON: NOVEMBER 17, 2016 02:11:10PM
TOTAL FEES: \$20.00
GROUP : 20488
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: ELIZABETH SHINKLE
BOOK 01081 PAGES 13 - 16

Boone County
D1081 PG 16

RETURN TO:

4 mg.

WARRANTY DEED

TRANSFER EXEMPT KRS 142.050(7)(g)

KNOW ALL MEN BY THESE PRESENTS: That **Weaver Road Properties, LLC, a Kentucky limited liability company**, whose mailing address is 6146 Hightop Ct., Taylor Mill, KY 41015, for and in consideration of **One Dollar and 00/100 (\$1.00) DOLLARS and other good and valuable consideration**, paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to: **Weaver Road Properties, LLC, a Kentucky limited liability company**, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS &: 0.036 Acres West of Weaver Rd
Florence, KY 41042
GRANTEE MAILING ADDRESS: 655 FAIR OAKS LN
& TAX MAILING ADDRESS: EDGEWOOD KY

See **EXHIBIT "A"** attached hereto and made a part hereof

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantee in the manner set forth above, the Grantor, its successors and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

Grantor and Grantee certify, under oath, that the Estimated Fair Cash Value of the property is \$759.00 and Grantee executes this deed for the sole purpose of making this certificate about the consideration.

Boone County

D1097 PG 765

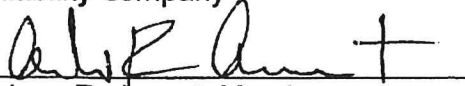
{00235399.DOCX/1}

RETURN TO: Pg 2

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the
above named Grantor and Grantee this the 11th day of October, 2017.

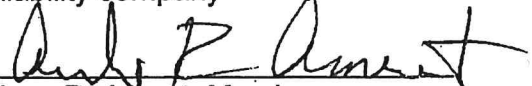
GRANTOR:

Weaver Road Properties, LLC, a Kentucky
limited liability company

BY: 
Andrew R. Ament, Member

GRANTEE:

Weaver Road Properties, LLC, a Kentucky
limited liability company

BY: 
Andrew R. Ament, Member

Commonwealth of Kentucky, County of Kenton: SS

The foregoing was subscribed, sworn to and acknowledged before me this 11th day of
October, 2017 by Andrew R. Ament, Member, duly authorized by company resolution
on behalf of Weaver Road Properties, LLC, a Kentucky limited liability company as
Grantor and Grantee.

My Commission Expires:




DOUGLAS S. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
June 6, 2019
Notary ID# 534063


Notary Public

Once recorded, return to:
This instrument prepared by:

ARNZEN, STORM & TURNER, P.S.C.

By: 
MICHELLE FOLEY TURNER #84255
DOUGLAS S. WILLIAMS #94544
600 Greenup Street
Covington, Kentucky 41011
Telephone: 859/431-6100

RETURN TO:

170726

Boone County
D1097 PG 766

EXHIBIT "A"

Part of
919 Weaver Road
Florence, Kentucky

Situated in the County of Boone and Commonwealth of Kentucky and part of Parcel II of Deed Book 1081, Page 13 as Recorded at the County Clerk's office in Burlington, and being more particularly described as follows:

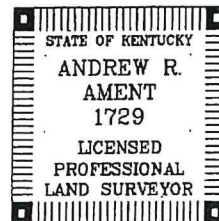
Beginning at a found iron pin (sticks out of the ground 8"), said point being the most southwardly corner of said parcel, said point being a corner shared with Weaver Road Properties, LLC (Parcel I, Deed book 1081, Page 13), said point also being along a line shared with Weaver Road Properties, LLC (Parcel IV of Deed Book 1081, Page 13); thence with Parcel IV of Weaver Road Properties, LLC **North 63°14'10" East 140.74'** to a set iron pin, said point being the beginning of a new division of grantor's land; thence leaving Parcel IV and along said new division along a curve to the right 146.23', having a radius of 300.00 and a chord of **North 76°59'07" East 144.79'** to a set iron pin, said point being along a line shared with Parcel I of Weaver Road Properties, LLC; thence with said Parcel I **South 26°35'42" East 34.41'** to the place of beginning, containing 0.036 acres and is subject to all legal easements and right of ways of record.

All iron pins set are ½" diameter and at least 18" in length, stamped 'A.R. Ament 1729.' This legal description is based upon an actual field survey made by me, Andrew R Ament, or under my direct supervision in July of 2017.

Basis of bearing being NAD 83 - Kentucky North Zone.

As per the attached, approved plat.

GROUP NO: 2048 A & B



Boone County
D1097 PG 768

DOCUMENT NO: 737273
RECORDED ON: OCTOBER 12, 2017 02:37:10PM
TOTAL FEES: \$20.00
GROUP : 2048A
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: REBECCA CUZICK
BOOK D1097 PAGES 765 - 768

QUIT CLAIM DEED

TRANSFER TAX EXEMPT PER KRS 142.050(7)(O)

KNOW ALL MEN BY THESE PRESENTS: That **Weaver Road Properties, LLC, a Kentucky limited liability company**, whose mailing address is 6146 Hightop Ct., Taylor Mill, KY 41015, for and in consideration of **One (\$1.00) DOLLAR**, paid by the Grantees herein, the receipt of which is acknowledged, does bargain, sell, and convey to **Weaver Road Properties, LLC, a Kentucky limited liability company**, in fee simple, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS:	2.929 acres North of Weaver Road
GRANTEE MAILING ADDRESS:	6146 Hightop Ct., Taylor Mill, KY 41015
TAX MAILING ADDRESS:	6146 Hightop Ct., Taylor Mill, KY 41015

GROUP NO.: 2048B

PIDN: 062.00-00-079.01

Situated in the County of Boone, Commonwealth of Kentucky and being all of the lands north of Weaver Road and part of Deed Book 1081, Page 13 as Recorded at the County Clerk's office in Burlington, and being more particularly described as follows:

Beginning at a set iron pin, said point being along the northeastwardly right of way of Weaver Road, said point being a corner shared with Lot 8 of Saddlebrook Farms, Section 2 (Cabinet 1A, Slide 115); thence leaving said right of way and with said subdivision **North 63°28'42" East 353.26'** to a set iron pin, said point being a corner shared with the Morgans Trace @ Saddlebrook Farms Homeowners Association (Cabinet 1B, Slide 125); thence with the Homeowners Association **South 26°18'14" East 575.93'** to a set iron pin, said point being a corner shared with Gordon Fullerton et al (Deed Book 285, Page 182); thence with Fullerton **South 63°13'23" West 76.48'** to a set iron pin, said point being along the northeastwardly right of way of Weaver Road; thence with said right of way for 3 calls:

North 58°42'39" West 188.65' to a point;
Thence **North 43°37'06" West 149.15'** to a point;
Thence **North 51°56'31" West 303.43'** to the place of beginning,

containing 2.929 acres and is subject to all legal easements and right of ways of record.

All iron pins set are ½" diameter and at least 18" in length, stamped 'A.R. Ament 1729.' This legal description is based upon an actual field survey made by me, Andrew R Ament, or under my direct supervision in May of 2017.

{00228765.DOC/1}

**Boone County
D1090 PG 789**

RETURN TO: PG 4

Basis of bearing being NAD 83 - Kentucky North Zone.

As per the attached plat.

Being part of the property conveyed to Weaver Road Properties, LLC, a Kentucky limited liability company, by Deed dated November 15, 2016, and recorded in Deed Book 1081, page 13, of the Boone County Clerks Records at Burlington, Kentucky. ✓

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantees in the manner set forth above.

Grantor and Grantee certify, under oath, that the estimated fair cash value of the property as assessed by the Boone County PVA is \$309,300.00 and Grantee execute this deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this Quit Claim Deed has been executed by the above named Grantor and Grantees this the 5 day of June, 2017.

GRANTOR:

Weaver Road Properties, LLC,
a Kentucky limited liability company

By: Pat Gregory
Pat Gregory, Member

By: Andrew Ament
Andrew Ament, Member

GRANTEES:

Weaver Road Properties, LLC,
a Kentucky limited liability company

By: Pat Gregory
Pat Gregory, Member

By: Andrew Ament
Andrew Ament, Member

Commonwealth of Kentucky, County of Kenton: SS

The foregoing was subscribed, sworn to and acknowledged before me this 5 day of June, 2017 by Weaver Road Properties, LLC, a Kentucky limited liability company, by Pat Gregory and Andrew Ament, its duly authorized members, the Grantor and Grantee herein.

My Commission Expires:

8/17/2019

Christopher D. Morris
Notary Public

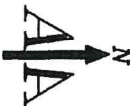
{00228765.DOC/1}



Boone County
D1090 PG 790

MORGANS TRACE @ SADDLEBROOK FARMS HOMEOWNERS ASSOCIATION
SLIDE 1B-125

FENCE (TYP)



ANDREW R. AMENT,
LAND SURVEYOR, PSC
OHIO-KENTUCKY
666 Fair Oaks Lane
Zanesville, Kentucky 40107
ament@surveyingp.com
(606) 541-7676 F: (606) 541-7627

REMAINDER SURVEY

WEAVER ROAD PROPERTIES LLC
BOONE COUNTY
FLORENCE, KY

ALL THE LANDS NORTH OF
WEAVER ROAD
PART OF
DEED BOOK 1081, PG 13

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me, Andrew R. Ament, or by persons under my direct supervision. The unadjusted precision ratio meets or exceeds minimum standards. The survey as shown herein is an urban survey and the accuracy and precision of said survey meets all the specifications of this type.

Field work was completed on 6-17-2017.
Date of Plat of Map is 6-18-2017.
Revised on 6-31-2017.

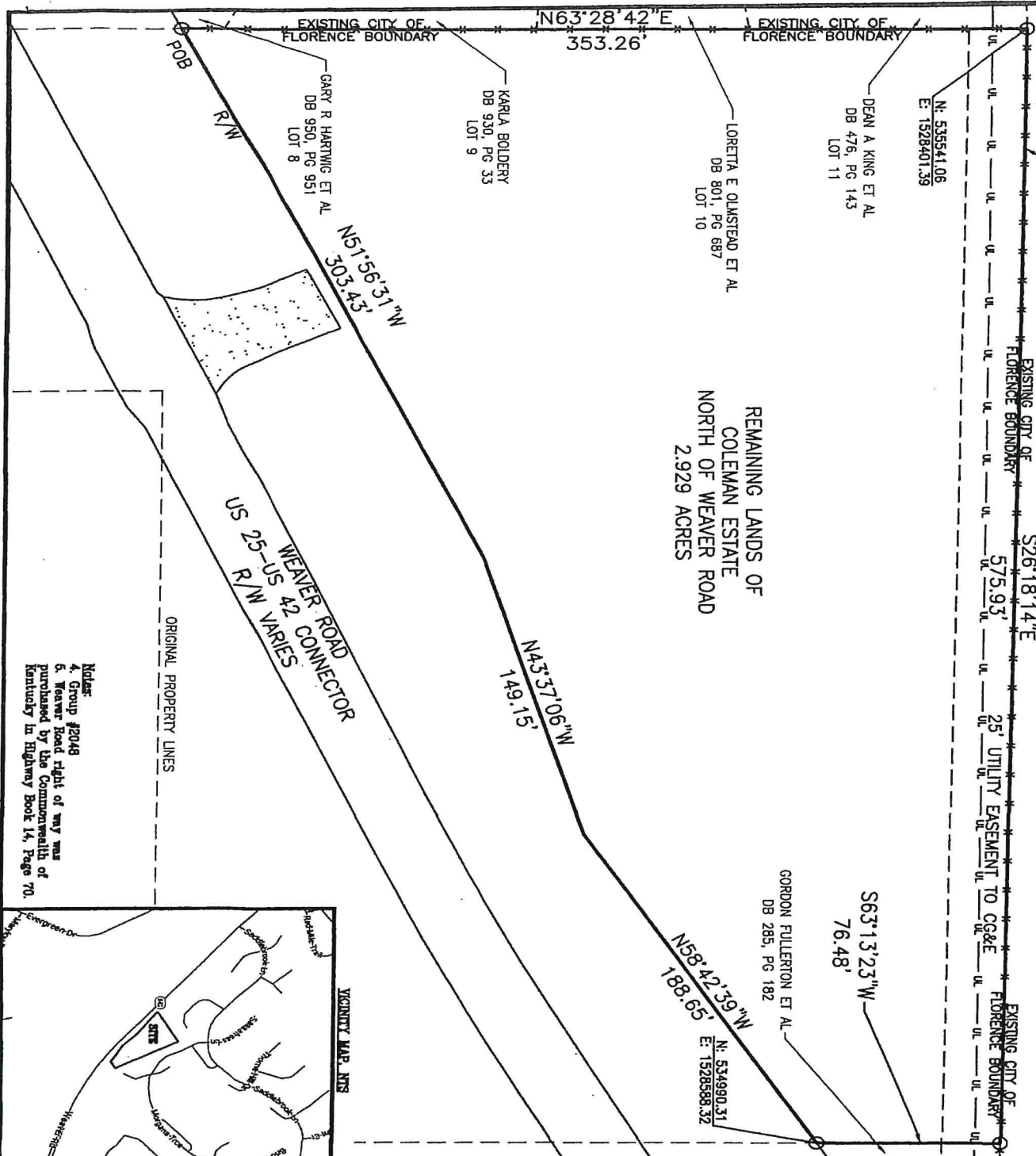
Andrew R. Ament, Land Surveyor, PSC
Registered Land Surveyor
Registration No. OH 6884, KY 1729



LEGEND	
● Iron Pin (60)	Concrete
○ Iron Pin (60), being 1/8"	Structure
long with cap (\$1720)	Apophit
⊗ Iron Pipe (16) 60 size per inch	Decking
⊗ Stone (16)	
△ P.K., RR Station or Log Nail (60)	
△ P.K., RR Station or Log Nail (60)	
⊗ Hole or Stake (60)	
⊗ Holes found in concrete	
— Lost Lines	
--- Cemetery Lines	
- - - Overlaid Utilities	
- - - Eminent Domain Lines	

Notes:
1. All streets are public unless otherwise noted.
2. Survey was performed using a dual frequency Topcon Hyper SR, utilizing network adjusted RTK, in Kentucky State Plane North Zone, NAD 83 & NAD 86, utilizing Geoid12A.
3. This is a boundary survey and it complies with 201 KAR 18-150.

ANDREW R. AMENT
1729
LICENSED PROFESSIONAL LAND SURVEYOR



ORIGINAL PROPERTY LINES

Notes:
4. Group #2048
5. Weaver Road, right of way was purchased by the Commonwealth of Kentucky in Highway Book 14, Page 70.



Once recorded, return to: Grantee at the address above.

This instrument prepared by:
ARNZEN, STORM & TURNER, P.S.C.

By:



MICHELLE FOLEY TURNER #84255

DOUGLAS S. WILLIAMS #94544

600 Greenup Street

Covington, Kentucky 41011

Telephone: 859/431-6100

NO TITLE EXAM REQUESTED OR PERFORMED

RETURN TO:

{00228765.DOC/1}

Boone County
D1090 PG 792

DOCUMENT NO: 728316
RECORDED ON: JUNE 07, 2017 02:48:58PM
TOTAL FEES: \$20.00
GROUP : 20488
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: MICHELLE E
BOOK D1090 PAGES 789 - 792