

DOCUMENT NO: 813653
RECORDED: September 28, 2020 10:29:00 AM
TOTAL FEES: \$50.00 TRANSFER TAX: \$50.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: STACY ADKINS
COUNTY: BOONE COUNTY
BOOK: D1152 PAGES: 392 - 396
GROUP ID: 2038B

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantors, CLINTON D. GREENWOOD and BEVERLY K. GREENWOOD, husband and wife, for and in consideration of FIFTY THOUSAND (\$50,000.00) DOLLARS and other good and valuable considerations to them paid by the Grantees, do hereby BARGAIN, SELL, AND CONVEY all of the Grantors' right, title, and interest to the Grantees, DANIEL G. HUGHES and LESLIE D. HUGHES, husband and wife, with the right of survivorship, his or her heirs and assigns forever, the following described real estate to-wit:

COUNTY OF BOONE

STATE OF KENTUCKY and known as: 2.0051-acre tract
Pleasant Valley Road
Florence, KY 41042

MAILING ADDRESS OF GRANTEES: 8269 Pleasant Valley Road
Florence, KY 41042

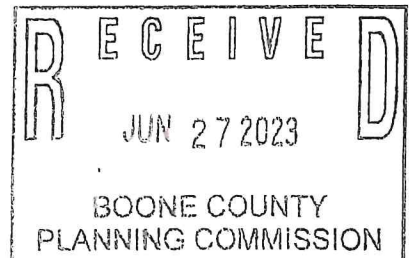
Group No. 2038B

Plat:
See Exhibit A, attached.

Legal Description:
See Exhibit B, attached.

Being the same property conveyed to Clinton D. Greenwood and Beverly K. Greenwood, husband and wife, by Daniel G. Hughes and Leslie D. Hughes, husband and wife, on June 17, 2020, by a General Warranty Deed recorded on June 18, 2020, in Deed Book 1145, page 915, of the Boone County Clerk's records at Burlington, Kentucky.

RETURN TO: PG3



Together with all PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD to the Grantees, DANIEL G. HUGHES and LESLIE D. HUGHES, husband and wife, with the right of survivorship, his or her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the full amount of the consideration paid for the above-described real estate is \$50,000.00.

The mailing address of the Grantors is:

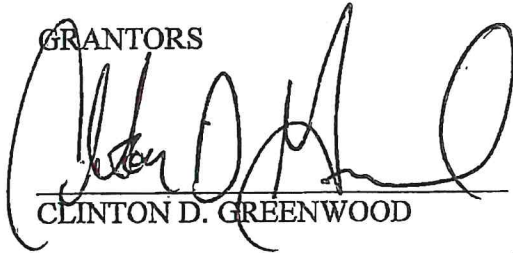
Clinton D. Greenwood
Beverly K. Greenwood
92 Belmont Ct.
Florence, KY 41042

The in-care-of tax mailing address for the current tax year is:

Daniel G. Hughes
Leslie D. Hughes
8269 Pleasant Valley Road
Florence, KY 41042

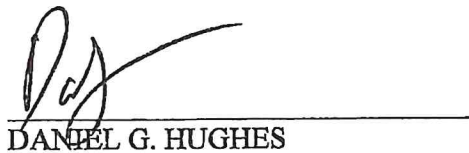
IN WITNESS WHEREOF, the Grantors, CLINTON D. GREENWOOD and BEVERLY K. GREENWOOD, husband and wife, husband and wife, have hereunto set their hands this 16th day of SEPTEMBER, 2020.

GRANTORS

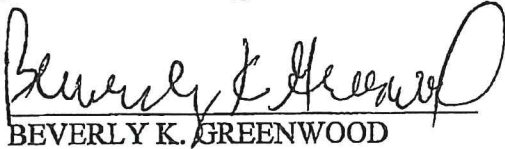


CLINTON D. GREENWOOD

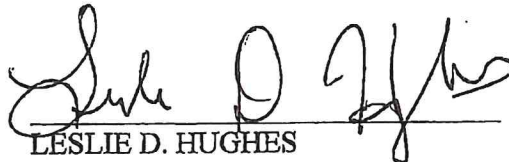
GRANTEES



DANIEL G. HUGHES



BEVERLY K. GREENWOOD



LESLIE D. HUGHES

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing Deed was acknowledged before me, and the foregoing Consideration Certificate was subscribed and sworn to before me, a notary public, this 16 day of September, 2020, by Clinton D. Greenwood and Beverly K. Greenwood.

My Commission Expires:
5-20-24

Jessica L Campbell
Notary Public

Notary ID KYNP 7868



STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing Consideration Certificate was subscribed and sworn to before me, a notary public, this 16 day of September, 2020, by Daniel G. Hughes and Leslie D. Hughes.

My Commission Expires:
3-20-24

Jessica L Campbell
Notary Public

Notary ID KYNP 7868



This instrument prepared by:

William F. Summe

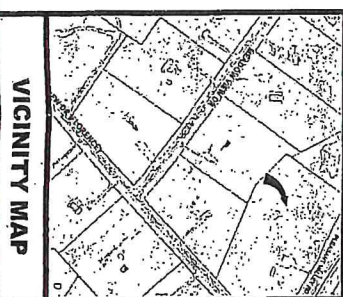
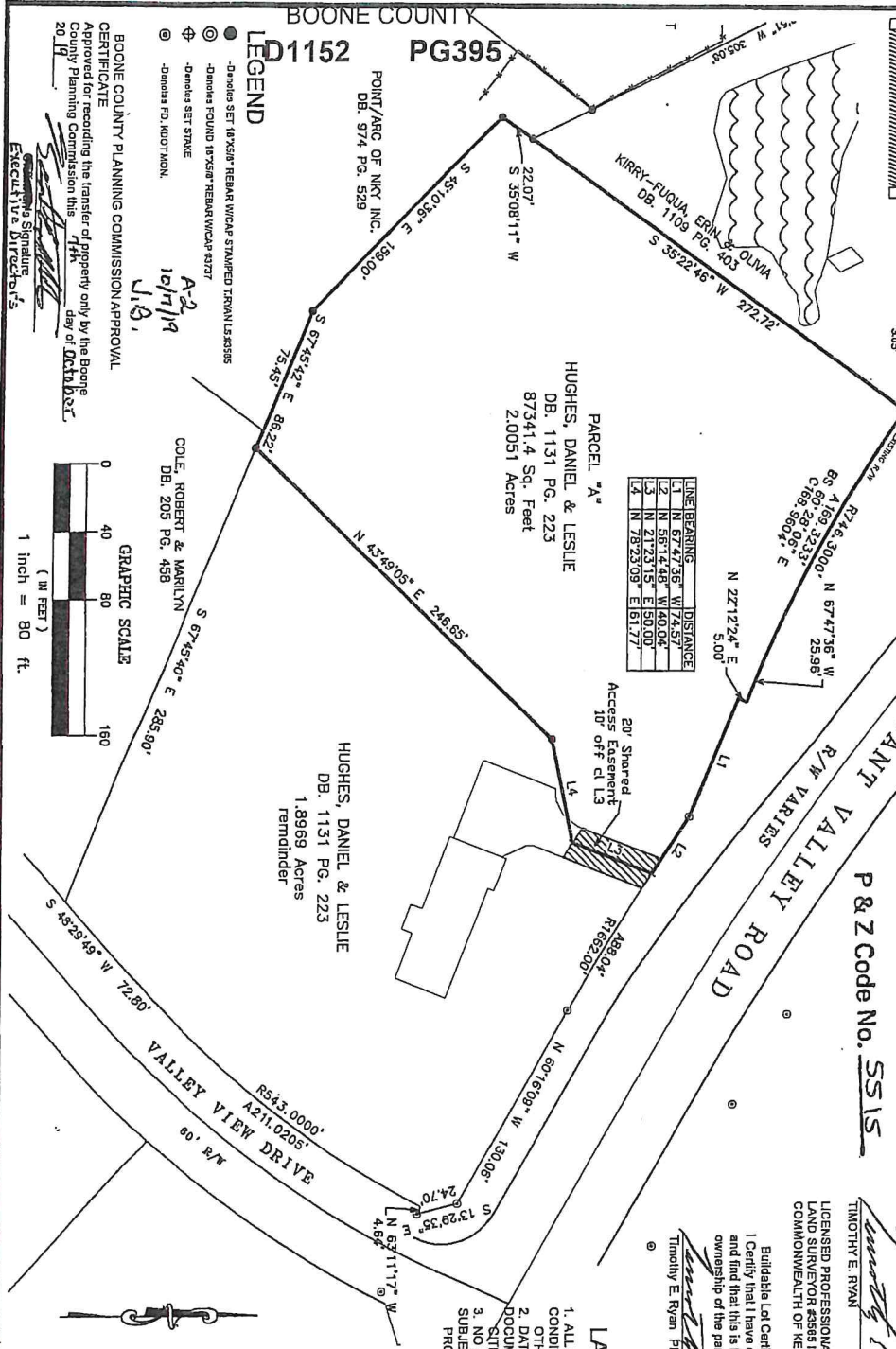
WILLIAM F. SUMME
FRED H. SUMME
Attorneys at Law
4 West Fourth Street
Newport, Kentucky 41071
(859) 431-6111
(859) 491-2128 (fax)
fredsumme@summelaw.com

RETURN TO:

NO TITLE EXAMINATION BY PREPARER

STATE OF KENTUCKY
TIMOTHY EARL RYAN
 LS-3565
 LICENSED PROFESSIONAL LAND SURVEYOR

"This Plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission approval."



LAND SURVEYORS NOTES
 1. ALL FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 2. DATA SOURCES FOR THIS SURVEY INCLUDE DOCUMENTS SITED HEREON.
 3. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY

LAND SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED ERROR OF CLOSURE WAS 1: 43.105 AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY, AND THE DISTANCES AND DIRECTIONS ARE BASED ON THE UNADJUSTED TRAVERSE. THIS IS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150

Buildable Lot Certificate
 I Certify that I have examined the records of the Boone County Clerk and find that this is the FIRST conveyance made under present ownership of the parent tract.
 Timothy E. Ryan PLS #3565 Date 9/21/19

DRAWING TITLE CONVEYANCE PLAT		DATE 9/21/2019	
PROJECT TITLE DANIEL & LESLIE HUGHES		ZONING A-2	
SCALE 1" = 80'		SHEET 1 OF 1	
PROJECT NO. 19-156		DATE 9/21/2019	



RYAN LAND SURVEYING
 8295 Pleasant Valley Road
 Florence, KY 41042
 (502) 896-5600

CLIENT
 Dan Hughes
 8269 Pleasant Valley Road
 Florence, KY 41042

GROUP 2038

LEGEND
 -Dashed SET 18" X 24" REBAR W/ CAP STAMPED TERNAL LS 25355
 -Dashed FOUND 18" X 24" REBAR W/ CAP 2377
 -Dashed SET STRIKE
 -Dashed PD, KNOT MON

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
 Approved for recording the transfer of property only by the Boone County Planning Commission this 17th day of October 2019.
 Executive Director

GRAPHIC SCALE
 0 40 80 160
 1 inch = 80 ft.

PARCEL 'A'
 HUGHES, DANIEL & LESLIE
 DB. 1131 PG. 223
 87341.4 Sq. Feet
 2.0051 Acres

HUGHES, DANIEL & LESLIE
 DB. 1131 PG. 223
 1.8969 Acres
 remainder

COLE, ROBERT & MARILYN
 DB. 205 PG. 458

POINT/ARC OF NKY INC.
 DB. 974 PG. 529

BOONE COUNTY
D1152 PG396

Exhibit B

LEGAL DESCRIPTION
Parcel "A"

2.0051 Acres

Situated in the Commonwealth of Kentucky, County of Boone, in the city of Florence and 600' West of the intersection of Pleasant Valley Rd. and Valley View Rd. and being more particularly described as follows.

Beginning at a point in Southwesterly Right of Way of US 42 and the common corner of Hughes (Db. 1131 Pg. 223) and Kirry-Fuqua (Db. 1109 Pg. 403) a set Iron Pin.

Thence with aforementioned Hughes (Db. 1131 Pg. 223) and Kirry-Fuqua (Db. 1109 Pg. 403) **S 35*22'46" W 272.72' corner** with PT. Arc of NKY Inc. (Db. 974 Pg. 529) to a set Iron Pin.

Thence with aforementioned PT. Arc of NKY Inc. (Db. 974 Pg. 529) for three calls:
S 35*08'11" W 22.07' to a set Iron Pin.
S 45*10'36" E 159.00' to a set Iron Pin.
S 67*45'42" E 86.22' to Corner with Cole (Db. 205 Pg. 458) a set Iron pin.

Thence with new division of Hughes (Db. 1131 Pg. 223) for three calls:
N 43*49'05" E 246.65' to a set Iron Pin.
N 78*23'09" E 61.77' to a set Cross Notch and center line of 20' access easement.
N 21*23'15" E 50.00' with center line of 20' access easement to a set cross notch and aforementioned Right of Way of Pleasant Valley Road.

Thence with aforementioned Right of Way for five calls:
N 56*14'48" W 40.04'
N 67*47'36" W 74.57'
N 22*12'24" E 5.00'
N 67*47'36" W 25.96'
curve to the right having a **radius of 746.30'** and **arc length of 169.32'** to the point of beginning.

Containing **2.0051** acres, subject to easements, restrictions, conditions, covenants and rights-of-way of record.

North and basis of bearing is from GPS observation survey 8/1/2019, performed by Ryan Land Surveying. All Set Iron Pins are 5/8" rebar w/cap stamped PLS #3565 Ryan.

Prepared by Tim Ryan LS#3565
3850 Shady Hollow Ln. Burlington, Ky 41005

Phone # (859) 586-5800

 9/21/19



53

RETURN TO:

Please Return to:
Prominent Title Agency
7365 E. Kemper Rd.
Cincinnati, Ohio 45249

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS that the Grantors, **Joseph L. Collett, Trustee of the Collett Family Trust dated February 10, 2011**, for and in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 dollars (\$355,000.00)** and other good and valuable consideration, to the Grantors paid by the Grantees herein, the receipt of which is hereby acknowledged, do hereby **BARGAIN, SELL AND CONVEY** with fiduciary covenants to the Grantees, **Daniel G. Hughes and Leslie D. Hughes** for their joint lives, remainder to the survivor of them, their heirs and assigns forever, the following described real estate, to-wit:

Grantor's mailing address: 796 Foresthill Drive, Crescent Springs, KY 41017
Grantees' mailing address: 73 Belmont Court, Florence, KY 41042
Property address: 8269 Pleasant Valley Road, Florence, KY 41042
Tax mailing address: 2774 Blue Rock Road, Cincinnati, OH 45239
Prior Deed Reference: *w* *β*: 83 Page 156 AND *Δ* *β* 198 Page 464 , Boone County, Kentucky

Group No. 2038B


PIDN: 062.00-00-008.05

For legal description and back reference see Exhibit "A" attached hereto and made a part hereof.

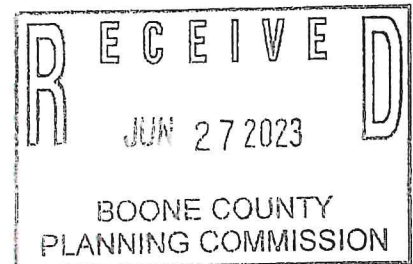
Certificate

We, the Grantors and Grantees, do hereby certify pursuant to KRS Chapter 382.135 that the above stated consideration of \$355,000.00 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 sales price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

The said Grantors have hereunto set their hands this August 9, 2019.


Joseph L. Collett, Trustee

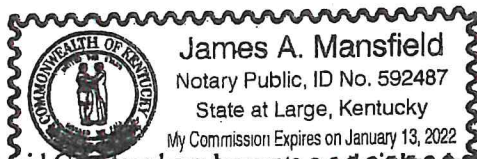
**Boone County
D1131 PG 223**



State of Kentucky, County of Boone, SS:

SUBSCRIBED AND SWORN TO BEFORE ME, on this August 9, 2019, before me, the subscriber, a Notary Public in and for the said state, personally came **Joseph L. Collett, Trustee of the Collett Family Trust Dated February 10, 2011**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



[Signature]
Notary Public

The said ~~Grantors~~ have subscribed their names on this August 9, 2019.

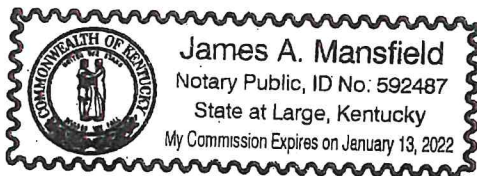
[Signature]
Daniel G. Hughes

[Signature]
Leslie D. Hughes

State of Kentucky, County of Boone, SS:

SUBSCRIBED AND SWORN TO BEFORE ME, on this August 9, 2019, before me, the subscriber, a Notary Public in and for the said state, personally came **Daniel G. Hughes and Leslie D. Hughes**, the Grantees in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



[Signature]
Notary Public

This instrument was prepared by:

[Signature]
Jenni B. Elam, Attorney at law
7365 E. Kemper Road
Cincinnati, Ohio 45249

Boone County
D1131 PG 224

Exhibit A
Property Description

The land referred to in this document is described as:

Being located in Boone county, Kentucky, on Pleasant Valley Road and described as follows: BEGINNING at a point on the south right-of-way line of Pleasant Valley Road. said point being opposite centerline Station 125+23-8 as shown on the plans for the reconstruction of Pleasant Valley Road, on file with the Kentucky Department of Highways; thence with said right-of-way S 67° 45' 30" E. 26.2 feet. S 22° 14' 30" W, 5.0 feet, S 67° 45' 30" E, 373.64 feet to a point: thence leaving said right-of-way and along the west line of a 50 foot easement S 22° 14' 30" w, 16-35 feet to the PC of a curve: thence with arc of a curve. R=548.0 feet, 251.13 feet to the PT of said curve; thence S 48° 30' W. 70-33 feet to a point: thence leaving said easement N 67° 45' 30" W, 372.12 feet: thence N 45° 10' 25' W, 159.00 feet: thence N 35° 08' 22" E. 292.00 feet to a point on the south right-of-way of said Pleasant Valley Road: thence with said right-of-way and along the arc of a curve. r—746.3 feet. east 168.00 feet to the point of beginning. and containing 4.033 acres, more or less.

Being a part of the 84.34 acre tract conveyed to the Grantors herein by deed dated November 30, 1971, and recorded in Deed Book 195, page 524, and also a part of the 15.35 acres conveyed to the Grantors herein by deed dated November 30, 1971, and recorded in Deed Book 195 page 528, both references being to the Boone County Clerk's records at Burlington, Kentucky subject to subdivision restrictions attached to this deed and made a part hereof.

OUT-CONVEYANCE

Being a tract of land located in Boone County, Kentucky along KY 237 (Pleasant Valley Road) at the intersection of KY 237 and Valley View Drive, and more particularly described as follows:

Beginning at a point in the West existing right of way line of KY 237, said point being 19.34 feet left of KY 237 Station 72+77.78, said point also being in the West existing right of way line of Valley View Drive; thence with said existing right of way line South 24° 44' 53" West, 35.39 feet to a point 54.59 feet left of KY 237 Station 72+74.70; thence along an arc 25.46 feet to the right, having a radius of 548.00 feet, the chord of which is South 26° 04' 45" West, 25.46 feet to a point 80.00 feet left of KY 237 Station 72+73.08, said point being in the West proposed right of way line of KY 237; thence with said proposed right of way line North 13° 29' 35" West 24.70 feet to a point 62.00 feet left of KY 237 Station 72+90.00; thence North 60° 16' 09" West, 130.06 feet to a point 62.00 feet left of KY 237 Station 74+20.06; thence along an arc 133.87 feet to the right, having a radius of 1,662.00 feet, the chord of which is North 57° 57' 42" West, 133.83 feet, to a point 62.00 feet left of KY 237 Station 75+48.94, said point being in the West existing right of way line of KY 237; thence with said existing right of way line South 67° 57' 37" East, 278.52 feet to the point of beginning.

The above described parcel contains 0.152 acre (6.615 square feet)

Boone County
D1131 PG 225

Being a tract of land located in Boone County, Kentucky along KY 237 (Pleasant Valley Road), approximately 235 feet west of the intersection of KY 237 and Valley View Drive, and more particularly described as follows:

Beginning at a point in the West proposed right of way line of KY 237, said point being 62.00 feet left of KY 237 Station 74+85.00, said point also being in the proposed permanent drainage easement line; thence with said proposed permanent drainage easement line South 32° 03' 22" West, 13.00 feet to a point 75.00 feet left of KY 237 Station 74+85.00; thence North 57° 42' 40" West, 13.61 feet to a point 75.00 feet left of KY 237 Station 74+00.00, said point being in the West proposed right of way line of KY 237; thence with said proposed right of way line along an arc 15.58 feet to the left, having a radius of 1,662.00 feet, the chord of which is South 57° 40' 31" East, 15.58 feet to the point of beginning.

The above described parcel contains 0.004 acre (190 square feet).

It is the specific intention of the parties of the first part to convey a permanent easement in and to the property described above and designated as Parcel No. 58 Tract B for the purposes of constructing and perpetually maintaining 15" storm pipe and inlet structure.

Being a tract of land located in Boone County, Kentucky along KY 237 (Pleasant Valley Road) at the intersection of KY 237 and Valley View Drive, and more particularly described as follows:

Beginning at a point in the West proposed right of way line of KY 237, said point also being 80.00 feet left of KY 237 Station 72+73.08, said point also being in the West existing right of way line of Valley View Drive, said point also being in the proposed temporary easement line; thence with said proposed temporary easement line North 61° 23' 24" West, 204.86 feet to a point 85.00 feet left of KY 237 Station 74+75.00; thence North 53° 38' 14" West, 150.79 feet to a point 79.48 feet left of KY 237 Station 76+18.37, said point also being in the West existing and proposed right of way line of KY 237; thence with said existing and proposed right of way line South 67° 57' 37" East 74.57 feet to a point 62.00 feet left of KY 237 Station 75+48.94. said point being in the West proposed right of way line of KY 237; thence with said proposed right of way line along an arc 50.84 feet to the left, having a radius of 1,662.00 feet, the chord of which is South 56° 31' 49" East, 50.83 feet, to a point 62.00 feet left of KY 237 Station 75+00.00, said point being in the proposed permanent drainage easement line; thence with said proposed permanent drainage easement line South 23° 26' 35" West 13.17 feet to a point 75.00 feet left of KY 237 Station 74+98.00; thence South 57° 42' 40" East 13.61 feet to a point 75.00 feet left of KY 237 Station 74+85.00; thence North 32° 03' 22" East 13.00 feet to a point 62.00 feet left of KY 237 Station 74+85.00, said point being in the West proposed right of way line of KY 237; thence with said proposed right of way line along an arc 67.45 feet to the left, having a radius of 1,662.00 feet, the chord of which is South 59° 06' 23" East, 67.45 feet, to a point 62.00 feet left of KY 237 Station 74+20.06; thence South 60° 16' 09" East, 130.06 feet to a point 62.00 feet left of KY 237 Station 72+90.00; thence South 13° 29' 35" East, 24.70 feet to the point of beginning.

The above described parcel contains 0.138 acre (6,017 square feet).

Boone County
D1131 PG 226

It is the specific intention of the parties of the first part to hereby convey as a temporary easement in and to the property described above and designated as Parcel No. 58 Tract C for the purpose of constructing roadway slopes and entrance reconstruction and said easement terminates and reverts upon completion of the same.

Being a part of the same property conveyed to Robert W. Collett and Gertrude Ann Collett, husband and wife, from Paul J. Kahmann and Rose Mary Kahmann, husband and wife, by deed dated May 16, 1972 in Deed Book 198, Page 464, in the office of the County Clerk of Boone County, Kentucky. Gertrude Collett is now deceased as evidence by an Inheritance Tax Lien Release for the Estate of Gertrude Collett recorded in Miscellaneous Book 383, Page 27; therefore, fee simple title to the subject property is vested in Robert W. Collett by virtue of survivorship.

This proposed public highway improvement for which the above described property is being acquired is identified as KY 237 (Camp Ernst-Pleasant Valley) FD 04 C008 6979201R the plans for which are on file in the Office of Transportation Cabinet in Frankfort, Kentucky.

The acquisition of the right of way for this project was authorized by the Kentucky Department of Highways Official Order No. 103826. The control of access on this project and access to the remaining property of the party(ies) of the First Part shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations (603 KAR 5:120).

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Deed Reference, Book 1131, Page 217, Boone, Kentucky.

Group No.: 2038

Parcel ID: 062.00-00-008.05

More commonly known as: 8269 Pleasant Valley Road, Florence, KY 41042

File #: 2019-3223

Boone County
D1131 PG 227

DOCUMENT NO: 781037
RECORDED ON: AUGUST 16, 2019 01:46:30PM
TOTAL FEES: \$23.00
TRANSFER TAX: \$355.00
GROUP : 20388
COUNTY CLERK: JUSTIN CRIGLER
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: STACY ADKINS
BOOK D1131 PAGES 223 - 227