

REAL ESTATE TAX PAID AMT \$ 145.00
RICHARD STIPP EADS, BCC
DATE 2-29-16 BY A. Jay Hunt, DC

BOOK 300 PAGE 165

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 26th day of February, 2016, by and between, **JUDY MORRIS**, single, of P. O. Box 469, Paris, KY 40362, party of the first part, and **NICK POPE PROPERTIES, LLC**, a Kentucky limited liability company, of 809 High St., Paris, KY 40361, party of the second part; transfer year taxes in care of Nick Pope Properties, LLC, 809 High St., Paris, KY 40361.

WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS** (\$145,000.00) paid to the party of the first part by the party of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the party of the second part, in fee simple, its successors and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first party's right, title, and interest in and to the following described real property located in Bourbon County, Kentucky:

That certain lot together with all improvements thereon, located and situated on the east side of Main Street in Paris, Kentucky, fronting thereon 41'6", more or less, and extending back in an easterly direction toward Pleasant Street 128'8", more or less, to the line of the blacksmith lot formerly owned by Martin O'Neal; and is bounded on the north by the alley between this property and the Highland building and on the south by Simms. Also the right to use the alley running from Main to Pleasant Streets which alley shall be for the continuous use and benefit of this property and the property formerly owned by Nellie S. Highland.

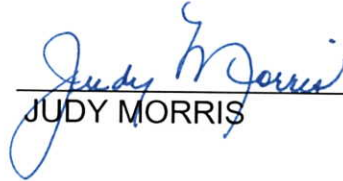
AND BEING the same property conveyed to William B. Morris and Judy Morris, husband and wife, by Deed dated August 22, 1977, and of record in Deed Book 176, Page 752, Bourbon County Court Clerk's Office. Judy Morris became sole owner upon the death of William B. Morris pursuant to the survivorship clause in said Deed.

2016 FEB 29 PM 1:47

BOURBON COUNTY CLERK
RICHARD STIPP EADS
CLERK

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, its successors and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements, restrictions, and reservations of record.

IN TESTIMONY WHEREOF the party of the first part has hereunto signed her hand on this date which is first above written.



JUDY MORRIS

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Judy Morris, single, this 26th day of February, 2016, as first party herein.



NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 8/31/2017
Notary ID #496163

The undersigned, Judy Morris, single, Grantor herein, and John Nicholas Pope, Member of Nick Pope Properties, LLC, a Ky. limited liability company, Grantee herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$145,000.00 is the true, correct and full consideration paid for the property herein conveyed.

NICK POPE PROPERTIES, LLC, a
Ky. limited liability company, Grantee



JUDY MORRIS, Grantor

BY: 

JOHN NICHOLAS POPE, Member

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by Judy Morris, single, as Grantor herein, this 26th day of February, 2016.


NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 8/31/2017
Notary ID #496163

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by John Nicholas Pope, Member of Nick Pope Properties, LLC, a Ky. limited liability company, as Grantee herein, this 26th day of February, 2016.


NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 8/31/2017
Notary ID #496163

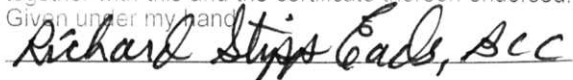
THIS INSTRUMENT PREPARED BY:


JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361
(859) 987-7994



State of Kentucky, County of Bourbon, Sci.
I, RICHARD STIPP EADS, Clerk of Bourbon County
Court, do certify that the foregoing

Deed
was, on the 29 day of Feb., 2016
at 1:47 P. M., lodged in my office for record, and
that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.
Given under my hand



121637
Filed on: 02/29/2016 12:00:00 AM
Book: DEED Number: 300
Pages: 165 - 167
Richard Stipp Eads, Bourbon County
DC: MARY TALBOT