

When Recorded Return To:
The Land Group, LLC
527 Wellington Way
Ste. 275
Lexington, KY 40503
24-11580

DEED

THIS DEED, made and entered into this 30th day of July, 2024, by and between Janice M Boyle, a single woman, First Party, with a mailing address of 4030 Tates Creek Road, # 1003, Lexington, KY 40517; AND Elrose Carr, a married person, and Macy Morgan Michael, a single woman, Second Party, with a mailing address of _____;

The current year's tax bill to be sent in c/o Elrose Carr and Macy Morgan Michael at: _____;

WITNESSETH:

THAT, for a valuable consideration of \$145,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described property located in Bourbon County, Commonwealth of Kentucky:

All of Lot #68, Unit 2, Dobbin Drive, Bedford Acres Subdivision near Paris, Kentucky as recorded in Bourbon County Clerk's Office in Plat Book 1, Page 31. Said lot is further identified as 519 Dobbin Drive.

SUBJECT to Bedford Acres, Unlit 2, Restrictive Covenants of record in Deed Book 155, Page 78, and to easements shown on above recorded plat.

Being the same property conveyed to Janice M. Boyle, a single woman, by deed dated August 31, 1978 and recorded in Deed Book 179, Page 703 in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever.

FIRST PARTY does hereby release and relinquish unto the Second Party, his or her heirs and assigns forever, all of her right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, his or her heirs and assigns forever, that she is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that she will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is expected from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

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

FIRST PARTY:

Janice M. Boyle by Beverly McDaniel
Janice M. Boyle by Beverly McDaniel, her
Attorney-In-Fact *POT*

For Janice M. Boyle, see recorded Power of Attorney in Deed Book _____, Page _____ in the Office of Bourbon County Clerk.

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me on this ____ day of July, 2024 by Janice M Boyle, a single woman, by and through Beverly McDaniel as attorney in fact, First Party.

Notary Public
KENTUCKY, State at Large
My Commission Expires: _____

SECOND PARTY:

Elrose J. Carr
Elrose Carr

Macy Morgan Michael
Macy Morgan Michael

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 30th day of July, 2024 by Elrose Carr, Second Party.

and Macy Morgan Michael

[Signature]

Notary Public
KENTUCKY, State at Large
My Commission Expires: 5-21-28

Aaron C Marsh
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP7454
MY COMMISSION EXPIRES May 21st 2024

2028
AM