

REAL ESTATE TAX PAID AMT \$ 12.00
RICHARD STIPPEADS, BCC
DATE 6/25/21 BY A. Jay Hurst, DC

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

DEED

THIS DEED made and entered into this June 24th, 2021, by and between **THELMA C. HALL**, single, of 223 Avacodo Street, Lexington, KY 40511, party of the first part, and **PEACOCK DEVELOPMENT, LLC**, a Ky. limited liability company, of P.O. Box 192, Paris, KY 40362, party of the second part; transfer year taxes in care of Peacock Development, LLC, of P. O. Box 192, Paris, KY 40362.

WITNESSETH:

For and in consideration of the sum of **TWELVE THOUSAND DOLLARS** (\$12,000.00) paid to the party of the first part by the party of the second part, **six thousand dollars of which was paid with the execution of this deed, and the remaining six thousand dollars is due and payable on May 23, 2023**, 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:

PARCEL 2

Tract I: A certain lot fronting on said Ruddles Mill turnpike, fronting on said turnpike about 61 ½ ft. and extending back in depth about 366 ft., 3 in. There is excepted from the above description that certain lot of land heretofore conveyed by R.B. Hutchcraft's Executors to the said Bourbon Lumber Co. by deed of record in said office in Deed Book 112, Page 138, more particularly described as follows: That certain lot of land situated near the Peacock Pike about 1 mile north of the City of Paris, Ky., and being about 115 ft. deep and 62 ½ ft. wide and is the rear portion of that certain lot of land 366 ft. deep and 61 ½ ft. wide.

Tract II: A certain lot fronting on the Ruddles Mill Road about 62 ½ ft., more or less, and being 251 ft., 3 in. in depth.

AND BEING all of Parcel 2 of the same property conveyed to Donald J. Hall and Thelma C. Hall, husband and wife, by Deed dated December 17, 2004,

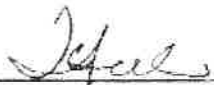
and of record in Deed Book 259, Page 123, Bourbon County Clerk's Office. Thelma C. Hall became sole owner upon the death of Donald J. Hall on April 16, 2005 pursuant to the survivorship clause in said Deed.

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.

The undersigned, Thelma C. Hall, single, Grantor herein, and Jere A. Sullivan, Manager, for and on behalf of Peacock Development, LLC, a Kentucky limited liability company, Grantee herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$12,000.00 is the true, correct and full consideration for the property herein conveyed.

GRANTOR:




THELMA C. HALL

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Thelma C. Hall, single, this 21st day of June, 2021, as first party and Grantor herein.



NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 10/16/2024
Notary ID #KYNP16118 Jack Martin Goins


GRANTEE:

PEACOCK DEVELOPMENT, LLC, a Kentucky limited liability company


BY: 
JERE A. SULLIVAN, Manager

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Jere A. Sullivan, Manager, for and on behalf of Peacock Development, LLC, a Kentucky limited liability company, this 24th day of June, 2021, as second party and Grantee herein.


NOTARY PUBLIC - STATE AT LARGE
My Commission expires: 10/16/2024
Notary ID #KYNP16118 Jack Martin Goins

THIS INSTRUMENT PREPARED BY:


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

2021 JUN 25 PM 1:10
RECORDED
CLERK OF COURTS
BOURBON COUNTY CLERK

This Deed as prepared by Jack Martin Goins, Attorney at Law, is based solely on the information supplied by the parties hereto. Jack Martin Goins has no liability for any errors resulting from the information supplied. Jack Martin Goins has not personally performed a title search on the above property, and makes no representations with respect to any mortgages or liens which may exist against the property or the parties herein.