

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into by and between **PK Developers, LLC**, a Kentucky limited liability company, of 151 Hanger Circle, Richmond, Kentucky 40475, hereinafter **GRANTOR** and **Kirksville Water Association, Inc.**, a Kentucky corporation, of PO Box 670, Richmond, Kentucky 40476, hereinafter **GRANTEE**.

WITNESSETH: That for and in consideration of the sum of **\$237,500.00**, cash in hand paid, the receipt of which is hereby acknowledged, **GRANTOR** does hereby BARGAIN, GRANT, SELL, and CONVEY unto **GRANTEE**, its successors and assigns forever, in fee simple absolute, to the following described property, located and situated in Madison County, Kentucky, to-wit:

Tract A, consisting of 0.55 acres +/-, as depicted on that certain Minor Plat Subdivision for PK Developers, LLC, which is platted and recorded in Plat Cabinet 29 at Slide 251, reference to which is hereby made for a more particular description and the improvements thereon being known and designated as 1613 Foxhaven Drive, Richmond, Kentucky.

Being a part of the same property conveyed to PK Developers, LLC, a Kentucky limited liability company from Northgate, LLC, a Kentucky limited liability company, by deed dated July 17, 2008, of record in Deed Book 637 at Page 56, in the Madison County Clerk's Office.

Map# 054B-0002-0002-01

This property is sold subject to the provisions of the Restrictive Covenants applicable to Northgate Partnership Subdivision recorded in Deed Book 309 at Page 240, Madison County Clerk's Office.

This transfer is made pursuant to a resolution adopted by PK Developers, LLC at a meeting of the members on 11/18, 2021, and which resolution is as follows:

RESOLVED, that Hameed Kouay as Member be and he is hereby authorized and directed to execute and deliver to Kirksville Water Association, Inc., a Kentucky corporation, a General Warranty deed for certain lots and improvements thereon situated at 1613 Foxhaven Dr Richmond KY, for the total sum of \$237,500.00.

The 2021 property taxes shall be prorated and paid by **GRANTOR**.

Possession of the herein conveyed property shall be given with Deed.

The above described property is conveyed subject to all covenants, conditions, restrictions, reservations, limitations and easements as may be revealed in the record chain of title or which may be determined from an inspection of the premises.

TO HAVE AND TO HOLD the above described property with all the rights, privileges and appurtenances thereunto belonging unto **GRANTEE**, its successors and assigns forever, with covenants of GENERAL WARRANTY; and the **GRANTOR** does hereby release unto the **GRANTEE** the every right, title and interest of the **GRANTOR** in and to the above described property, including curtesy, dower, homestead exemption and all other exemptions allowed by law.

Consideration Certificate: The parties hereto state the consideration reflected in this Deed is the full consideration paid for the property. The address to which the tax bill should be mailed is: PO Box 670, Richmond, Kentucky 40476. **GRANTEE** joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of **GRANTOR** and **GRANTEE** on this the 18<sup>TH</sup> day of November, 2021.

**GRANTOR:**

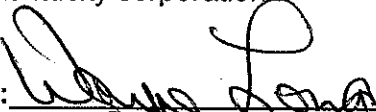
**PK Developers, LLC,**  
a Kentucky limited liability company

By: 


Its: Member

**GRANTEE:**

**Kirksville Water Association, Inc.,**  
a Kentucky corporation

By: 

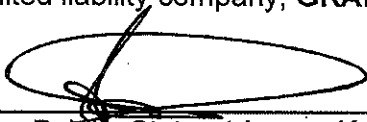
Its: President

By: 

Its: Secretary

COMMONWEALTH OF KENTUCKY  
SCT  
COUNTY OF MADISON


The foregoing Deed of Conveyance and Consideration Certificate was subscribed, acknowledged and sworn to before me this 17th day of November, 2021, by Hameed Koury in his/her capacity as Member for and on behalf of **PK Developers, LLC**, a Kentucky limited liability company, **GRANTOR**.

  
\_\_\_\_\_  
Notary Public, State-at-Large, Kentucky

My Commission Expires: 8/8, 2022  
ID# 605433

COMMONWEALTH OF KENTUCKY  
SCT  
COUNTY OF MADISON


The foregoing Deed of Conveyance and Consideration Certificate was subscribed, acknowledged and sworn to before me this 18th day of November, 2021, by Wayne Long, President & Randall Webb Sec. in his capacity as President and Randall Webb Secretary Randall Webb his capacity as Secretary for and on behalf of **Kirksville Water Association, Inc.**, a Kentucky corporation, **GRANTEE**.

  
\_\_\_\_\_  
Notary Public, State-at-Large, Kentucky

My Commission Expires: \_\_\_\_/\_\_\_\_/\_\_\_\_  
ID# \_\_\_\_\_

PREPARED BY:  
EAVES, OLDS, BOHANNON & FLOYD, PLLC.



By:   
\_\_\_\_\_  
STUART K. OLDS

ADDRESS: 218 West Main Street  
Richmond, Kentucky 40475  
Telephone: (859) 623-3728

EXHIBIT "A"

PROPERTY DESCRIPTION

Tract A, consisting of 0.55 acres +/-, as depicted on that certain Minor Plat Subdivision for PK Developers, LLC, which is platted and recorded in Plat Cabinet 29 at Slide 251, reference to which is hereby made for a more particular description and the improvements thereon being known and designated as 1613 Foxhaven Drive, Richmond, Kentucky.

Being the same property conveyed to Kirksville Water Association, Inc., a Kentucky corporation from PK Developers, LLC, a Kentucky limited liability company, by deed dated November 18, 2021, of record in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_, in the Madison County Clerk's Office.

Map# 054B-0002-0002-01

W.F., Pres.      R.L.W., Sec.  
Initial                      Initial

PREPARED BY:

EAVES, OLDS, BOHANNON & FLOYD, PLLC

By:   
STUART K. OLDS

ADDRESS: 218 West Main Street  
Richmond, Kentucky 40475  
Telephone: (859) 623-3728  
Facsimile: (859) 623-4224