# Response to Request No. 4 (Collette/Diamond Acres, LLC Deeds and Rights of First Refusal)

#### WHILLY COUNTY

## D569 PG599

## WARRANTY DEED

THIS DEED OF CONVEYANCE is made and entered into this 21 day of June 2022, by and between, DIAMOND ACRES, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the first part (hereinafter referred to as "Grantor"), and JOHNNY COLLETTE, single, with an address of 2390 Frankfort School Road, Corbin, Kentucky 40701, parties of the second part (hereinafter referred to as "Grantees")(The incare-of-address to which the property tax bill for the year in which the property is conveyed shall be sent to Johnny Collette, 2390 Frankfort School Road, Corbin, Kentucky 40701).

WITNESSETH: That the Grantor, for and in consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00), the receipt and adequacy of which is hereby acknowledged, does hereby bargain, grant, sale and convey unto the Grantees, as joint tenants with the remainder to the survivor of them, his or her heirs and assigns forever, that certain tract of real property located and lying in Whitley County, Kentucky, and being more particularly described as follows, to wit:

BEING Lot Number 2 of the Diamond Acres Resort Phase I, in Whitley County, Kentucky, a map or plat of which is duly recorded in Plat Cabinet 4, Slide 883, Whitley County Court Clerk's Office and to which map reference is hereby made for a more full and complete description of said lot.

The foregoing property is subject to Declaration of Covenants, Conditions, and Restrictions for the Diamond Acres RV Resort as set forth in Miscellaneous Book 208, Page 641, Whitley County Court Clerk's Office, and as amended in Miscellaneous Book 208, Page 761, of Whitley County Court Clerk.

BEING PART OF THE PROPERTY acquired by Diamond Acres, LLC, from Johnny Collette, single, by deed dated April 9, 2020, and recorded in Deed Book 555, Page 466. For Right of First Refusal between the parties hereto see Exhibit "A".

TO HAVE AND TO HOLD all of the above described property, together with all the improvements and appurtenances thereunto belonging unto the Grantees, as joint tenants with the

#### **PG600** D569

remainder to the survivor of them, his or her heirs and assigns, forever, with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the Grantor has subscribed his name hereto as of the day and year first written above.

#### **CONSIDERATION CERTIFICATE**

Comes now the undersigned, being the Grantor and Grantee, and hereby certify that the consideration recited herein is the true and accurate consideration given for the property herein conveyed.

**GRANTOR:** 

**GRANTEES:** 

DIAMOND ACRES, LLC

ITS

SOLE MEMBER

COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Deed and Consideration Certificate was this 21 day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Michael Jeffrey Sparks, Sole Member of Diamond Acres, LLC, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Print Name: Michael S. Reeves

My commission expires: 2/33/2016

Notary ID Number: KYNP45455

## D569 PG601

# COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Consideration Certificate was this 2\ day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Johnny Collette, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Mich J. Reevan NOTARY PUBLIC, STATE-AT-LARGE

Print Name: Michael S. Recres

My commission expires: 2/22/26

Notary ID Number: <u>FYNPUSUSS</u>

THIS INSTRUMENT PREPARED,

WITHOUT BENEFIT OF TITLE EXAMINATION, BY:

M. SETH REEVES

ATTORNEY AT LAW

REEVES & REEVES LAW OFFICE

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

# D569 ' PG602

## RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made and entered into this 21 day of June 2022, by and between, Johnny Collette, with an address of 2390 Frankford School Rd., Corbin, Ky 40701, party of the first part, and Diamond Acres, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the second part.

WHEREAS, party of the first part acquired Lot Number \_\_\_\_\_\_ of the Diamond Acres Luxury RV Resort from the party of second part, and the sale of the property was contingent upon the party of the first part offering party of the second part the right of first refusal in the event the party of the first part ever desires to sale Lot Number \_\_\_\_\_\_\_ (the "Property).

NOW, THEREFORE, for valuable consideration in the sum of TEN DOLLARS AND 00/100 the receipt and sufficiency being acknowledged, it is agreed:

- Party of the First Part grants a right of first refusal on the above referenced Lot Number
   of the Diamond Acres Luxury RV Resort (the "Property") in accordance with the terms below.
- 2. If during Thirty Years (30) from the date of this Agreement, Party of the First Part receives either a bona fide written offer by a willing third party to purchase the Property which Party of the First Part intends to accept, or a purchase agreement which Party of the First Part intends to enter into (collectively "Offer"), Party of the First Part shall give written notice to Party of the Second Part at the address provided below accompanied by a copy of such Offer at least thirty (30) days before the date of contemplated sale.

#### WHILLY COUNTY

# D569 PG603

- 3. Within ten (10) days after receipt of written notice, Party of the Second Part shall have the right to notify Party of the First Part that it is exercising its Right of First Refusal and will purchase the Property pursuant to the Offer at the purchase price reflected in the Offer.
- 4. In the event Party of the Second Part exercises its Right of First Refusal the Closing of the sale to the Party of the First Part shall be held in accordance with the commercially reasonable closing practices to the extent that such are customary for the Whitley County, Kentucky area.
- 5. If Party of the Second Part fails to exercise its Right of First Refusal within the time stated above, this Right of First Refusal shall be null and void.
- 6. Time is of the essence of this Agreement.
- 7. Notices shall be provided to the addresses below:

Party of the First Part

Party of the Second Part

DIAMOND ACRES, LLC

2390 Frankfurt School R. 212 DIAMOND LANE

Corbin, KY 40701

CORBIN, KY 40701

- 8. This Agreement is the entire Agreement among the parties.
- 9. This Agreement may not be amended, modified or changes except by written instrument signed by all of the parties.
- 10. This Agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Kentucky, and any litigation shall take place in Whitley Circuit Court, Whitley County, Kentucky.

IN WITNESS WHERE, the parties hereto have executed this Agreement on the day and year first written above.

D569 I

PG604

PARTY OF THE FIRST PART:	PARTY OF THE SECOND PART:
STON DATE PRINT NAME: Johny Collette	Mish April DATE
SIGN DATE PRINT NAME:	·
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	!
acknowledged, subscribed, and sworn to be	day of, 20, fore me, a Notary Public, by the above named, Party of the First Part, who acknowledged e same respectively was their voluntary act and
they signed the foregoing instrument and the deed.	e same respectively was their voluntary act and
NO	FARY PUBLIC, STATE-AT-LARGE
Prin	Name: Michcel S Reens
My commission expires: 2)22	Notary ID Number: KY NP 45455
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	: ·
The foregoing Agreement was this acknowledged, subscribed, and sworn to be Michael Teller Specks acknowledged they signed the foregoing in voluntary act and deed.	day of <u>June</u> , 2022, fore me, a Notary Public, by the above named, Party of the Second Part, who astrument and the same respectively was their
	TARY PUBLIC, STATE-AT-LARGE
	it Name: Michael S. Reeres
My commission expires: 3/72/2026	Notary ID Number: <u>FUNP45455</u>

**D569** 

**PG605** 

THIS INSTRUMENT PREPARED BY:

**REEVES & REEVES LAW OFFICE** 

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

DOCUMENT NO: 281607 RECORDED:July 07,2022 10:33:00 AM

TOTAL FEES:\$56.00 TRANSFER TAX:\$25.00 COUNTY CLERK: CAROLYN WILLIS

DEPUTY CLERK: DIANNA WRIGHT COUNTY: WHITLEY COUNTY BOOK: D569 PAGES: 599 - 605

## D569 PG606

# Deed Tax-25.00

THIS DEED OF CONVEYANCE is made and entered into this 21 day of June 2022, by and between, DIAMOND ACRES, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the first part (hereinafter referred to as "Grantor"), and JOHNNY COLLETTE, single, with an address of 2390 Frankfort School Road, Corbin, Kentucky 40701, parties of the second part (hereinafter referred to as "Grantees")(The incare-of-address to which the property tax bill for the year in which the property is conveyed shall be sent to Johnny Collette, 2390 Frankfort School Road, Corbin, Kentucky 40701).

WITNESSETH: That the Grantor, for and in consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00), the receipt and adequacy of which is hereby acknowledged, does hereby bargain, grant, sale and convey unto the Grantees, as joint tenants with the remainder to the survivor of them, his or her heirs and assigns forever, that certain tract of real property located and lying in Whitley County, Kentucky, and being more particularly described as follows, to wit:

BEING Lot Number 3 of the Diamond Acres Resort Phase I, in Whitley County, Kentucky, a map or plat of which is duly recorded in Plat Cabinet 4, Slide 883, Whitley County Court Clerk's Office and to which map reference is hereby made for a more full and complete description of said lot.

The foregoing property is subject to Declaration of Covenants, Conditions, and Restrictions for the Diamond Acres RV Resort as set forth in Miscellaneous Book 208, Page 641, Whitley County Court Clerk's Office, and as amended in Miscellaneous Book 208, Page 761, of Whitley County Court Clerk.

BEING PART OF THE PROPERTY acquired by Diamond Acres, LLC, from Johnny Collette, single, by deed dated April 9, 2020, and recorded in Deed Book 555, Page 466. For Right of First Refusal between the parties hereto see Exhibit "A".

TO HAVE AND TO HOLD all of the above described property, together with all the improvements and appurtenances thereunto belonging unto the Grantees, as joint tenants with the

#### D569 PG607

remainder to the survivor of them, his or her heirs and assigns, forever, with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the Grantor has subscribed his name hereto as of the day and year first written above.

#### CONSIDERATION CERTIFICATE

Comes now the undersigned, being the Grantor and Grantee, and hereby certify that the consideration recited herein is the true and accurate consideration given for the property herein conveyed.

**GRANTOR:** 

**GRANTEES:** 

DIAMOND ACRES, LLC

**ITS** 

SOLE MEMBER

COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Deed and Consideration Certificate was this 21 day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Michael Jeffrey Sparks, Sole Member of Diamond Acres, LLC, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Print Name: Michael 5. Recres

My commission expires: 777 200 6

Notary ID Number: KYNP 45455

# D569 PG608

# COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Consideration Certificate was this <u>1</u> day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Johnny Collette, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Mell B. Leerer NOTARY PUBLIC, STATE-AT-LARGE

Print Name: Michael S. Reeses

My commission expires:

2/23/24

Notary ID Number: FUNGUSUS

THIS INSTRUMENT PREPARED,

WITHOUT BENEFIT OF TITLE EXAMINATION, BY:

M. SETH REEVES

ATTORNEY AT LAW

REEVES & REEVES LAW OFFICE

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

# WHITLEY COUNTY D569 PG609

#### RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made and entered into this 21 day of June 2022, by and between, Johny Collette, with an address of 2390 Frentfact School RD., Corbin Fy 4070, party of the first part, and Diamond Acres, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the second part.

NOW, THEREFORE, for valuable consideration in the sum of TEN DOLLARS AND 00/100 the receipt and sufficiency being acknowledged, it is agreed:

- 1. Party of the First Part grants a right of first refusal on the above referenced Lot Number

  3 of the Diamond Acres Luxury RV Resort (the "Property") in accordance with the terms below.
- 2. If during Thirty Years (30) from the date of this Agreement, Party of the First Part receives either a bona fide written offer by a willing third party to purchase the Property which Party of the First Part intends to accept, or a purchase agreement which Party of the First Part intends to enter into (collectively "Offer"), Party of the First Part shall give written notice to Party of the Second Part at the address provided below accompanied by a copy of such Offer at least thirty (30) days before the date of contemplated sale.

# D569 PG610

- 3. Within ten (10) days after receipt of written notice, Party of the Second Part shall have the right to notify Party of the First Part that it is exercising its Right of First Refusal and will purchase the Property pursuant to the Offer at the purchase price reflected in the Offer.
- 4. In the event Party of the Second Part exercises its Right of First Refusal the Closing of the sale to the Party of the First Part shall be held in accordance with the commercially reasonable closing practices to the extent that such are customary for the Whitley County, Kentucky area.
- 5. If Party of the Second Part fails to exercise its Right of First Refusal within the time stated above, this Right of First Refusal shall be null and void.
- 6. Time is of the essence of this Agreement.
- 7. Notices shall be provided to the addresses below:

Party of the First Part

Party of the Second Part

DIAMOND ACRES, LLC

2390 Eccal fort School RD.

Corbin, ky 40701

CORBIN, KY 40701

- 8. This Agreement is the entire Agreement among the parties.
- 9. This Agreement may not be amended, modified or changes except by written instrument signed by all of the parties.
- 10. This Agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Kentucky, and any litigation shall take place in Whitley Circuit Court, Whitley County, Kentucky.

IN WITNESS WHERE, the parties hereto have executed this Agreement on the day and year first written above.

D569 PG611

PARTY OF THE FIRST PART:	PARTY OF THE SECOND PART:
SHOW DATE PRINT NAME Tohning GUEHE	Michael My Sellz1/23 SIGN DATE
SIGN DATE PRINT NAME:	- , - ,
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	1
acknowledged, subscribed, and sworn to	is 21 day of June 20, 20, before me, a Notary Public, by the above named, Party of the First Part, who acknowledged d the same respectively was their voluntary act and
	Mich & Reva NOTARY PUBLIC, STATE-AT-LARGE
	NOTARY PUBLIC, STATE-AT-LARGE
	Print Name: Michael S. Reeres
My commission expires: 2/22/202	Notary ID Number: <u>KY NP45455</u>
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	•
acknowledged they signed the foregoing voluntary act and deed.	day of
•	NOTARY PUBLIC, STATE-AT-LARGE
	Print Name: Michael S. Reeves
My commission expires: 7/73/2	Notary ID Number: KYNP45455

**D569** 

**PG612** 

THIS INSTRUMENT PREPARED BY:

M. SETH REEVES

**REEVES & REEVES LAW OFFICE** 

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

DOCUMENT NO: 281608
RECORDED:July 07,2022 10:33:00 AM
TOTAL FEES:\$56:00 TRANSFER TAX:\$25:00
COUNTY CLERK: CAROLYN WILLIS
DEPUTY CLERK: DIANNA WRIGHT
COUNTY: WHITLEY COUNTY
BOOK: D569 PAGES: 606 - 612

# D569 PG613

## WARRANTY DEED Deed Tax-25.00

THIS DEED OF CONVEYANCE is made and entered into this 21 day of June 2022, by and between, DIAMOND ACRES, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the first part (hereinafter referred to as "Grantor"), and JOHNNY COLLETTE, single, with an address of 2390 Frankfort School Road, Corbin, Kentucky 40701, parties of the second part (hereinafter referred to as "Grantees")(The incare-of-address to which the property tax bill for the year in which the property is conveyed shall be sent to Johnny Collette, 2390 Frankfort School Road, Corbin, Kentucky 40701).

WITNESSETH: That the Grantor, for and in consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00), the receipt and adequacy of which is hereby acknowledged, does hereby bargain, grant, sale and convey unto the Grantees, as joint tenants with the remainder to the survivor of them, his or her heirs and assigns forever, that certain tract of real property located and lying in Whitley County, Kentucky, and being more particularly described as follows, to wit:

BEING Lot Number 8 of the Diamond Acres Resort Phase I, in Whitley County, Kentucky, a map or plat of which is duly recorded in Plat Cabinet 4, Slide 883, Whitley County Court Clerk's Office and to which map reference is hereby made for a more full and complete description of said lot.

The foregoing property is subject to Declaration of Covenants, Conditions, and Restrictions for the Diamond Acres RV Resort as set forth in Miscellaneous Book 208, Page 641, Whitley County Court Clerk's Office, and as amended in Miscellaneous Book 208, Page 761, of Whitley County Court Clerk.

BEING PART OF THE PROPERTY acquired by Diamond Acres, LLC, from Johnny Collette, single, by deed dated April 9, 2020, and recorded in Deed Book 555, Page 466. For Right of First Refusal between the parties hereto see Exhibit "A".

TO HAVE AND TO HOLD all of the above described property, together with all the improvements and appurtenances thereunto belonging unto the Grantees, as joint tenants with the

# D569 PG614

remainder to the survivor of them, his or her heirs and assigns, forever, with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the Grantor has subscribed his name hereto as of the day and year first written above.

#### **CONSIDERATION CERTIFICATE**

Comes now the undersigned, being the Grantor and Grantee, and hereby certify that the consideration recited herein is the true and accurate consideration given for the property herein conveyed.

**GRANTOR:** 

**GRANTEES:** 

DIAMOND ACRES, LLC

BY:

MICHAEL TEEREN SPARKS

ITS

SOLE MEMBER

OMINNY COLLETTE

COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Deed and Consideration Certificate was this 2\ day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Michael Jeffrey Sparks, Sole Member of Diamond Acres, LLC, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

MOTARY PUBLIC. STATE-AT-LARGE

Print Name: Michael S. Reeves

My commission expires: 2/22/2026

Notary ID Number: KYNP45455

# WHITLEY COUNTY D569 PG615

# COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Consideration Certificate was this 2\ day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Johnny Collette, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Mull B. Keever NOTARY PUBLIC, STATE-AT-LARGE

Print Name: Michael S. Recves

My commission expires: 2/22/2026

Notary ID Number: KYNP45455

THIS INSTRUMENT PREPARED,

WITHOUT BENEFIT OF TITLE EXAMINATION, BY:

M. SETH REEVES

ATTORNEY AT LAW

**REEVES & REEVES LAW OFFICE** 

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

# WHITLEY COUNTY D569 PG616

## RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made and entered into this 21 day of June 2022, by and between, Johnny Collette, with an address of 2390 Frankfish School Rd., Corbin, ky 45701, party of the first part, and Diamond Acres, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the second part.

WHEREAS, party of the first part acquired Lot Number \_\_\_\_\_\_ of the Diamond Acres Luxury RV Resort from the party of second part, and the sale of the property was contingent upon the party of the first part offering party of the second part the right of first refusal in the event the party of the first part ever desires to sale Lot Number \_\_\_\_\_\_ (the "Property).

NOW, THEREFORE, for valuable consideration in the sum of TEN DOLLARS AND 00/100 the receipt and sufficiency being acknowledged, it is agreed:

- Party of the First Part grants a right of first refusal on the above referenced Lot Number
   of the Diamond Acres Luxury RV Resort (the "Property") in accordance with the terms below.
- 2. If during Thirty Years (30) from the date of this Agreement, Party of the First Part receives either a bona fide written offer by a willing third party to purchase the Property which Party of the First Part intends to accept, or a purchase agreement which Party of the First Part intends to enter into (collectively "Offer"), Party of the First Part shall give written notice to Party of the Second Part at the address provided below accompanied by a copy of such Offer at least thirty (30) days before the date of contemplated sale.

# D569 PG617

- 3. Within ten (10) days after receipt of written notice, Party of the Second Part shall have the right to notify Party of the First Part that it is exercising its Right of First Refusal and will purchase the Property pursuant to the Offer at the purchase price reflected in the Offer.
- 4. In the event Party of the Second Part exercises its Right of First Refusal the Closing of the sale to the Party of the First Part shall be held in accordance with the commercially reasonable closing practices to the extent that such are customary for the Whitley County, Kentucky area.
- 5. If Party of the Second Part fails to exercise its Right of First Refusal within the time stated above, this Right of First Refusal shall be null and void.
- 6. Time is of the essence of this Agreement.

Corbin, FY 40701

7. Notices shall be provided to the addresses below:

Party of the First Part

Party of the Second Part

DIAMOND ACRES, LLC

2390 Frank Fort School RD.

212 DIAMOND LANE

- 8. This Agreement is the entire Agreement among the parties.
- 9. This Agreement may not be amended, modified or changes except by written instrument signed by all of the parties.

CORBIN, KY 40701

10. This Agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Kentucky, and any litigation shall take place in Whitley Circuit Court, Whitley County, Kentucky.

IN WITNESS WHERE, the parties hereto have executed this Agreement on the day and year first written above.

D569

PG618

PARTY OF THE FIRST PART:	PARTY OF THE SECOND PART:
SIGN DATE PRINT NAME: Johnny Collette	Michael Sign DATE
SIGN DATE PRINT NAME:	- ! -
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	· •
acknowledged, subscribed, and sworn to	before me, a Notary Public, by the above named, Party of the First Part, who acknowledged the same respectively was their voluntary act and
Ī	Michel B. Lever NOTARY PUBLIC, STATE-AT-LARGE
I	Print Name: Michael S. Reeres
My commission expires: 7777	Notary ID Number: 44NP45455
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	!
The foregoing Agreement was the acknowledged, subscribed, and sworn to Michael Teffect Sperks acknowledged they signed the foregoing voluntary act and deed.	before me, a Notary Public, by the above named Party of the Second Part, who g instrument and the same respectively was their
•	Mich D Z. Rever NOTARY PUBLIC, STATE-AT-LARGE
	•

My commission expires: 2/22/34 Notary ID Number: KYN945455

Print Name: Mkhoel S. Reeves

**D569** 

**PG619** 

THIS INSTRUMENT PREPARED BY:

M. SETH REEVES

REEVES & REEVES LAW OFFICE

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

DOCUMENT NO: 281609
RECORDED:July 07,2022 10:35:00 AM
TOTAL FEES:\$56.00 TRANSFER TAX:\$25.00
COUNTY CLERK: CAROLYN WILLIS
DEPUTY CLERK: DIANNA WRIGHT
COUNTY: WHITLEY COUNTY
BOOK: D569 PAGES: 613 - 619

#### WHILE! COUNT!

# D569 PG634

# WARRANTY DEED Deco Tax- 25.00

THIS DEED OF CONVEYANCE is made and entered into this 21 day of June 2022, by and between, DIAMOND ACRES, LLC, a Kentucky limited liability company, with an address of 212 Diamond Lane, Corbin, Kentucky 40701, party of the first part (hereinafter referred to as "Grantor"), and JOHNNY COLLETTE, single, with an address of 2390 Frankfort School Road, Corbin, Kentucky 40701, parties of the second part (hereinafter referred to as "Grantees")(The incare-of-address to which the property tax bill for the year in which the property is conveyed shall be sent to Johnny Collette, 2390 Frankfort School Road, Corbin, Kentucky 40701).

WITNESSETH: That the Grantor, for and in consideration of the sum of TWENTY-FIVE THOUSAND DOLLARS AND 00/100 (\$25,000.00), the receipt and adequacy of which is hereby acknowledged, does hereby bargain, grant, sale and convey unto the Grantees, as joint tenants with the remainder to the survivor of them, his or her heirs and assigns forever, that certain tract of real property located and lying in Whitley County, Kentucky, and being more particularly described as follows, to wit:

BEING Lot Number 19 of the Diamond Acres Resort Phase I, in Whitley County, Kentucky, a map or plat of which is duly recorded in Plat Cabinet 4, Slide 883, Whitley County Court Clerk's Office and to which map reference is hereby made for a more full and complete description of said lot.

The foregoing property is subject to Declaration of Covenants, Conditions, and Restrictions for the Diamond Acres RV Resort as set forth in Miscellaneous Book 208, Page 641, Whitley County Court Clerk's Office, and as amended in Miscellaneous Book 208, Page 761, of Whitley County Court Clerk.

BEING PART OF THE PROPERTY acquired by Diamond Acres, LLC, from Johnny Collette, single, by deed dated April 9, 2020, and recorded in Deed Book 555, Page 466. For Right of First Refusal between the parties hereto see Exhibit "A".

TO HAVE AND TO HOLD all of the above described property, together with all the improvements and appurtenances thereunto belonging unto the Grantees, as joint tenants with the

remainder to the survivor of them, his or her heirs and assigns, forever, with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the Grantor has subscribed his name hereto as of the day and year first written above.

#### **CONSIDERATION CERTIFICATE**

Comes now the undersigned, being the Grantor and Grantee, and hereby certify that the consideration recited herein is the true and accurate consideration given for the property herein conveyed.

**GRANTOR:** 

**GRANTEES:** 

DIAMOND ACRES, LLC

MICHAEL JEFEREY SPARKS

ITS

SOLE MEMBER

COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Deed and Consideration Certificate was this 21 day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Michael Jeffrey Sparks, Sole Member of Diamond Acres, LLC, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

Print Name: Michael S. Reeves

My commission expires: 2/22/2006

Notary ID Number: FTNP45455

#### WHILE! COUNTY

# D569 PG636

# COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY

The foregoing Consideration Certificate was this 2 day of June 2022, acknowledged, subscribed, and sworn to before me, a Notary Public, by the above named, Johnny Collette, who acknowledged he signed the foregoing instrument and the same respectively was his voluntary act and deed.

NOTARY PUBLIC, STATE-AT-LARGE

Print Name: Michael S. Reeves

My commission expires: 2/2 2/2021

Notary ID Number: KY NP 45455

THIS INSTRUMENT PREPARED,

WITHOUT BENEFIT OF TITLE EXAMINATION, BY:

M. SETH REEVES

ATTORNEY AT LAW

**REEVES & REEVES LAW OFFICE** 

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

#### WHILE! COUNTY

# D569 PG637

#### RIGHT OF FIRST REFUSAL

WHEREAS, party of the first part acquired Lot Number 6 of the Diamond Acres Luxury RV Resort from the party of second part, and the sale of the property was contingent upon the party of the first part offering party of the second part the right of first refusal in the event the party of the first part ever desires to sale Lot Number 6 (the "Property).

NOW, THEREFORE, for valuable consideration in the sum of TEN DOLLARS AND 00/100 the receipt and sufficiency being acknowledged, it is agreed:

- Party of the First Part grants a right of first refusal on the above referenced Lot Number
   19 of the Diamond Acres Luxury RV Resort (the "Property") in accordance with the terms below.
- 2. If during Thirty Years (30) from the date of this Agreement, Party of the First Part receives either a bona fide written offer by a willing third party to purchase the Property which Party of the First Part intends to accept, or a purchase agreement which Party of the First Part intends to enter into (collectively. "Offer"), Party of the First Part shall give written notice to Party of the Second Part at the address provided below accompanied by a copy of such Offer at least thirty (30) days before the date of contemplated sale.

#### WHILE'S COUNTY

# D569 PG638

- 3. Within ten (10) days after receipt of written notice, Party of the Second Part shall have the right to notify Party of the First Part that it is exercising its Right of First Refusal and will purchase the Property pursuant to the Offer at the purchase price reflected in the Offer.
- 4. In the event Party of the Second Part exercises its Right of First Refusal the Closing of the sale to the Party of the First Part shall be held in accordance with the commercially reasonable closing practices to the extent that such are customary for the Whitley County, Kentucky area.
- 5. If Party of the Second Part fails to exercise its Right of First Refusal within the time stated above, this Right of First Refusal shall be null and void.
- 6. Time is of the essence of this Agreement.
- 7. Notices shall be provided to the addresses below:

Party of the First Part

Party of the Second Part

DIAMOND ACRES, LLC

2390 Fountfut School PO.

212 DIAMOND LANE

Corbin, ky 40701 CORBIN, KY 40701

- 8. This Agreement is the entire Agreement among the parties.
- 9. This Agreement may not be amended, modified or changes except by written instrument signed by all of the parties.
- 10. This Agreement shall be governed by, and construed in accordance with the laws of the Commonwealth of Kentucky, and any litigation shall take place in Whitley Circuit Court, Whitley County, Kentucky.

IN WITNESS WHERE, the parties hereto have executed this Agreement on the day and year first written above.

## WHILET COUNTY

# D569 PG639

PARTY OF THE FIRST PART:	PARTY OF THE SECOND PART:
SIGN DATE PRINT NAME: Johnny Collette	Muchal Stay Se 6/21/22 SIGN DATE
SIGN DATE PRINT NAME:	
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	
acknowledged, subscribed, and sworn to before	day of June, 2022, ore me, a Notary Public, by the above named, Party of the First Part, who acknowledged same respectively was their voluntary act and
deed.	
MOT.	ARY PUBLIC, STATE-AT-LARGE
Print	Name: Michael S. Reeves
My commission expires: 22224	Notary ID Number: 104 NP45455
COMMONWEALTH OF KENTUCKY COUNTY OF WHITLEY	
	day of Jure, 2022, ore me, a Notary Public, by the above named, Party of the Second Part, who trument and the same respectively was their
NOT	rell 3 - Revo ARY PUBLIC, STATE-AT-LARGE
Print	Name: Michael S. Reeves
My commission expires: 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Notary ID Number: 47 NP45455

WHILET COUNTY

**D569** 

**PG640** 

THIS INSTRUMENT PREPARED BY:

M. SETH REEVES

REEVES & REEVES LAW OFFICE

800 18<sup>TH</sup> STREET

P.O. BOX 1341

CORBIN, KENTUCKY 40702

TELEPHONE (606) 528-4376

EMAIL: sethreeveslaw@gmail.com

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COUNTY: WHITLEY COUNTY
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