

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors: JOHN F. DAWALT AND MILDRED DAWALT, CO-TRUSTEES OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, and JOHN B. DAWALT AND LYNDA DAWALT, husband and wife, with a mailing address of 780 Knoxville Road, Dry Ridge, Kentucky 41035, for and in consideration of Five Hundred Seventy-Six Thousand Five Hundred Three and 00/100 Dollars (\$576,503.00) to it paid by the Grantee herein, the receipt of which is acknowledged, does bargain, sell and convey, with General Warranty covenants, to:

Grantee: **GREAT DEVELOPMENT PROPERTIES, INC.**, a Kentucky corporation, in fee simple, its successors and assigns forever, the following described real estate in the County of Grant and Commonwealth of Kentucky, to wit:

Lying and being in Grant County, Kentucky, at the end of Frontage Road #2, on the West side of the West right of way of Interstate Route #75 and being more particularly described as follows, to-wit:

Any monument referred to herein as an "iron pin set" is an 18" long by ½" diameter rebar with a yellow cap stamped "LS 2709 3479 3612". Unless stated otherwise, any monument referred to herein as an "iron pin found" is a rebar with no cap. All bearings herein are relative to the West line of Mount Olivet Church of Christ as surveyed by J.P. Cahill on October 16, 2003.

Beginning at an iron pin found at the Southeast corner of Hale Contracting (deed book 202, page 332) and being in the West right of way of Frontage Road #2; thence with the right of way line, N 80°32'12" E --- 177.67 feet to an iron pin set in the West right of way line of Interstate Route #75; thence with the Interstate Route #75 right of way with a curve turning to the right with an arc length of 128.71', with a radius of 646.20', with a chord bearing of S 17°57'43" E, with a chord length of 128.50', to a steel post; thence N 87°51'50" E --- 24.83 feet to a steel post; thence with a curve turning to the right with an arc length of 522.04', with a radius of 3629.72', with a chord bearing of S 04°54'38" E, with a chord length of 521.59', to an iron pin set; thence, N 89°12'35" E --- 40.00 feet to a steel post; thence with a curve turning to the right with an arc length of 336.28', with a radius of 3669.72', with a chord bearing of S 01°50'05" W, with a chord length of 336.16', to a steel post; thence S 62°34'15" W --- 167.88 feet to a steel post; thence S 09°56'05" W --- 91.52 feet to a steel post; thence, S 28°44'02" E --- 240.13 feet to a steel post; thence with a curve turning to the right with an arc length of 625.09', with a radius of 3669.72', with a chord bearing of S 15°17'42" W, with a chord length of 624.33', to an iron pin set; thence, N 69°49'31" W --- 69.69 feet to an iron pin set; thence, S 21°24'00" W --- 251.25 feet to a steel post; thence, S 44°34'04" W --- 215.44 feet to a steel post; thence, S 66°01'12" W --- 69.71 feet to a steel post; thence, S 21°01'12" W --- 112.97 feet to an iron pin set in the North line of Jessie Rider, a corner to the Interstate Route #75 right of way; thence with the line of Rider, N 71°20'03" W --- 43.16 feet to a stone found; thence, S 84°49'04" W --- 165.74 feet to a 12" walnut in the East line of the County of Grant (deed book 288, page 519), a corner to Rider; thence with the line of the County of Grant, N 07°00'21" E --- 153.45 feet to an iron pin found with cap stamped "499"; thence, N 60°25'34" W --- 485.10 feet to an iron pin set by a post, a

corner to Finke Homes, Inc. (deed book 296, page 438); thence with the line of Finke Homes, Inc., N 09°29'22" E --- 242.78 feet to a stone found; thence, N 27°14'57" W --- 318.35 feet to an iron pin set by a broken post; thence, N 00°54'03" E --- 365.45 feet to an iron pin set by a fallen elm; thence, N 02°43'53" E --- 41.66 feet to a 14" walnut East of a branch; thence, N 12°20'28" W --- 149.72 feet to an iron pin set by a post; thence, N 27°55'22" W --- 240.97 feet to an iron pin set; thence, N 72°35'56" E --- 257.62 feet to an iron pin set by a broken post; thence, N 25°45'18" W --- 43.73 feet to a post; thence, N 39°53'14" W --- 204.72 feet to an iron pin set by a hickory stump; thence, N 34°01'16" W --- 92.05 feet to an iron pin set, a common corner to Finke Homes, Inc. and Danny Hollon (deed book 275, page 369); thence with the line of Hollon, N 75°21'42" E --- 82.77 feet to a 12" walnut; thence, N 66°37'23" E --- 228.81 feet to an iron pin found with cap stamped "3407" by a post, a common corner to Hollon and Deana Hale (deed book 248, page 9); thence with the line of Hale, N 70°35'00" E --- 67.27 feet to a 12' buckeye; thence, N 81°07'52" E --- 125.20 feet to a 18" walnut; thence, N 76°09'22" E --- 162.96 feet to an iron pin found with cap stamped "3407"; thence, N 16°44'04" W --- 25.18 feet to a post; thence, N 66°29'09" E --- 228.84 feet to an iron pin found with cap stamped "2709", a common corner to Hale and Hale Contracting (deed book 202, page 332); thence with the line of Hale Contracting, N 75°55'57" E --- 196.04 feet to a 30" oak; thence, N 66°34'04" E --- 100.99 feet to the point of beginning, containing 57.6503 acres more or less exclusive of all right of ways and easements of record, according to a survey by Cahill Surveyors, Inc on March 10, 2004 and being all of the remaining property described in the second tract of deed book 135, page 73 less the exception of the parcels conveyed to the Commonwealth of Kentucky in deed book 177, page 628 and being all of the remaining property described in parcel three of deed book 252, page 697 less the exception of the parcels conveyed to the Commonwealth of Kentucky in deed book 177, page 628 of the Grant County Court Clerk records in Williamstown, Kentucky.

Grantee mailing address: 3180 Burlington Pike, Burlington, Kentucky 41005

Together with all the privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD the same to the said Grantee, **GREAT DEVELOPMENT PROPERTIES, INC.**, a Kentucky corporation, in fee simple, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors, **JOHN F. DAWALT AND MILDRED DAWALT, CO-TRUSTEES OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999**, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, and **JOHN B. DAWALT AND LYNDA DAWALT**, husband and wife, hereunto set their hands this 26th day of March, 2004, and releasing all rights of dower therein.

GRANTORS:

BY: John F. Dawalt Co-Trustee
JOHN F. DAWALT, Co-Trustee

BY: Mildred Dawalt Co-Trustee
MILDRED DAWALT, Co-Trustee

BY: John B. Dawalt
JOHN B. DAWALT

BY: Lynda Dawalt
LYNDA DAWALT

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantor, JOHN F. DAWALT, CO-TRUSTEE OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, this 26th day of March, 2004.

Lisa M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantor, MILDRED DAWALT, CO-TRUSTEE OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, this 26th day of March, 2004.

Lisa M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

26th Subscribed, sworn to and acknowledged before me by the said Grantor, JOHN B. DAWALT, this 26th day of March, 2004.

Lisa M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

26th Subscribed, sworn to and acknowledged before me by the said Grantor, **LYNDA DAWALT**, this day of March, 2004.

Diana M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

CONSIDERATION CERTIFICATE

F.M.V. \$576,503.00

Grantors and Grantee certify, under oath, that the consideration reflected in this Deed is the full consideration paid for the property and Grantee joins in this Deed for the sole purpose of making this certificate about the consideration.

Sworn to this 26th day of March, 2004.

GRANTORS:

BY: John F. Dawalt Co-trustee
JOHN F. DAWALT, Co-Trustee

BY: Mildred Dawalt Co-Trustee
MILDRED DAWALT, Co-Trustee

BY: John B. Dawalt
JOHN B. DAWALT

BY: Lynda Dawalt
LYNDA DAWALT

GRANTEE:
GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky corporation

BY: George Finke
GEORGE FINKE, President

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantor, **JOHN F. DAWALT, CO-TRUSTEE OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999**, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, this 26th day of March, 2004.

Joan M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantor, **MILDRED DAWALT, CO-TRUSTEE OF THE JOHN F. AND MILDRED DAWALT TRUST DATED THE 27TH DAY OF MAY, 1999**, so authorized pursuant to the terms and conditions of a Trust Agreement dated May 27, 1999, this 26th day of March, 2004.

Joan M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

26th Subscribed, sworn to and acknowledged before me by the said Grantor, **JOHN B. DAWALT**, this 26th day of March, 2004.

Joan M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

26th Subscribed, sworn to and acknowledged before me by the said Grantor, **LYNDA DAWALT**, this 26th day of March, 2004.

Joan M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantee, GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky corporation, by and through GEORGE FINKE, its President, so authorized pursuant to the terms and conditions of its Operating Agreement, this 20th day of March, 2004.

Don M Bullock
Notary Public, State-at-Large
My Commission Exp.: 5/6/06

THIS DEED PREPARED BY:

THE HORWITZ LAW FIRM, P.S.C.

Thomas Nienaber *esq*

Thomas R. Nienaber KBA#51820

Return 541 Buttermilk Pike, Suite 305
Crescent Springs, KY 41017
(859) 578-1000

State of Kentucky, County of Grant
JUDY A. FORTNIER, Clerk of the Grant County
Court, do certify that the foregoing was, on this
30th day of March 2004
at 3:40 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. Recorded in Need Book
D297 Page 799 Transfer Tax Paid: \$576.00
JUDY A. FORTNIER, CLERK
By Nancy P. Carter D.C.
\$1800 paid