

24289-00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantor: **GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY**, a public agency organized by the laws of the Commonwealth of Kentucky, with a mailing address of 149 North Main Street, Williamstown, Kentucky 41097, by and through **R. WADE GUTMAN**, its Executive Director, so authorized by resolution of Grantor, for and in consideration of One Million Seventeen Thousand Seven Hundred Sixty-Six Dollars (\$1,017,766.00) to it paid by the Grantee herein, the receipt of which is acknowledged, does bargain, sell and convey, with General Warranty covenants, to:

Grantee: **FINKE HOMES, 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:

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

Group No. \_\_\_\_\_

P.I.D.N. \_\_\_\_\_

Lying and being in Grant County, Kentucky, 1700 feet West of Eibeck Lane, on the East Side of Heekin-Clarks Creek Road and being more particularly described as follows, to-wit:

Any monument referred to herein as an "iron pin set" is an 18" long by 1/2" 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 a Magnail set in the center of Heekin-Clarks Creek Road, a corner to Harold Todd (deed book 193, page 62); thence with Magnails set in the center of Heekin-Clarks Creek Road, N 00ø22'45" E --- 114.48 feet; thence, N 02ø39'37" E --- 192.40 feet; thence, N 00ø10'58" W --- 114.18 feet; thence, N 03ø46'35" W --- 59.11 feet; thence, N 09ø41'03" W --- 50.20 feet; thence, N 13ø56'03" W --- 56.95 feet; thence, N 17ø29'16" W --- 262.73 feet; thence, N 12ø32'57" W --- 56.94 feet; thence, N 07ø39'29" W --- 39.16 feet; thence, N 00ø03'50" W --- 43.73 feet; thence, N 06ø50'50" E --- 56.94 feet; thence, N 11ø38'45" E --- 59.56 feet; thence, N 15ø11'45" E --- 79.77 feet; thence, N 16ø24'39" E --- 149.83 feet; thence, N 13ø49'58" E --- 34.38 feet; thence, N 08ø33'09" E --- 39.58 feet; thence, N 06ø30'12" E --- 267.08 feet; thence, N 07ø59'09" E --- 116.00 feet; thence, N 04ø05'22" E --- 41.48 feet; thence, N 00ø37'33" W --- 41.51 feet; thence, N 05ø32'17" W --- 41.79 feet; thence, N 09ø36'32" W --- 56.83 feet; thence, N 13ø17'23" W --- 160.63 feet; thence, N 14ø39'57" W --- 188.51 feet; thence, N 13ø07'49" W --- 90.92 feet; thence, N 11ø47'24" W --- 75.34 feet; thence, N 10ø11'13" W --- 72.17 feet; thence, N 07ø35'38" W --- 60.53 feet; thence, N 04ø55'27" W --- 50.53 feet; thence, N 01ø16'31" W --- 41.94 feet; thence, N 04ø09'51" E --- 49.32 feet; thence, N 09ø11'18" E --- 45.89 feet; thence, N 14ø23'41" E --- 41.81 feet; thence, N 18ø35'07" E --- 48.26 feet; thence, N 21ø58'00" E --- 56.13 feet; thence, N 26ø52'32" E --- 108.43 feet; thence leaving the road and partitioning the grantor's property with three new made line, S 70ø32'16" E --- passing through an iron pin set at 25.07 feet for a total distance of 347.38 feet to an iron pin set; thence, N 55ø54'35" E --- 1540.90 feet to an iron pin set; thence, N 26ø20'05" E --- 855.91 feet to an iron pin set, a corner to Julian Wills (deed book 236, page 713); thence with the line of Wills, S 51ø47'17" E --- 275.13 feet to an iron pin found; thence, N 89ø06'48" E --- 334.53 feet to an iron pin found with cap stamped "3316 3407" in the

line of Wills, a corner to Danny Hollon (deed book 275, page 369); thence with the line of Hollon, S 16°50'06" W --- 840.45 feet to an iron pin found; thence, S 06°40'46" W --- 264.02 feet to an iron pin found; thence with the line of Hollon and John & Mildred Dawalt (deed book 135, page 73, first tract), S 65°24'39" E --- 1676.67 feet to an iron pin found; thence with the line of Dawalt, S 05°57'43" E --- 278.26 feet to an iron pin found; thence, S 36°23'18" E --- 69.87 feet to an iron pin set; thence, S 29°36'50" E --- 280.21 feet to an iron pin set; thence, S 18°43'21" E --- 41.00 feet to an iron pin set; thence, S 57°48'40" E --- 50.04 feet to an iron pin found; thence, S 76°01'17" E --- 27.10 feet to an iron pin found; thence, S 10°40'16" E --- 296.80 feet to an iron pin set by a post; thence, S 53°47'35" E --- 366.31 feet to an iron pin found, a corner to Dawalt and the County of Grant (deed book 288, page 519); thence with the line of the County of Grant, S 00°56'15" E --- 921.45 feet to an iron pin found, a common corner to the County of Grant and Mount Olivet Church of Christ (deed book 287, page 309); thence with the line of Mount Olivet Church of Christ, S 43°37'22" W --- 155.77 feet to an iron pin found; thence, S 67°47'08" W --- 985.75 feet to an iron pin found; thence, S 38°19'53" E --- 202.20 feet to an iron pin found, a common corner to Mount Olivet Church of Christ and Zella Simpson (deed book 70, page 280); thence with the line of Simpson, S 32°04'29" W --- 654.03 feet to an iron pin found with cap stamped "499", a common corner to Simpson and Richard Knight (deed book 273, page 303); thence with the line of Knight, N 51°06'30" W --- 1513.85 feet to an iron pin found with cap stamped "499"; thence, N 47°31'44" W --- 452.96 feet to an iron pin found "499"; thence, S 40°36'33" W --- 441.14 feet to an iron pin found with cap stamped "499"; thence, S 16°04'48" W --- 458.20 feet to an iron pin found, a common corner to Knight and Harold Todd (deed book 193, page 62); thence with the line of Todd, N 77°36'21" W --- 296.85 feet to a post; thence, S 56°30'26" W --- 250.27 feet to an iron pin found; thence, N 69°02'38" W --- passing through an iron pin set at 778.91 feet for a total distance of 805.10 feet to the point of beginning, containing 319.8113 acres less a 25 feet wide, 1.7593 acre right of way parcel adjoining Heekin-Clarks Creek Road leaving a net acreage of 318.0520 more or less exclusive of all right of ways and easements of record, according to a survey by Cahill Surveyors, Inc on December 15, 2003 and being all of the property described in deed book 253, page 626 and being part of the property described in deed book 234, page 208 of the Grant County Court Clerk records in Williamstown, Kentucky.

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

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



IN WITNESS WHEREOF, the said Grantor, GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY, by and through R. WADE GUTMAN, its Executive Director, so authorized by resolution of Grantor, hereunto sets his hand this 31<sup>st</sup> day of December, 2003.

GRANTOR:  
GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY, a public agency organized by the laws of the Commonwealth of Kentucky

BY: Roy Wade Gutman  
R. WADE GUTMAN, Executive Director

COMMONWEALTH OF KENTUCKY  
COUNTY OF Kenton

Subscribed, sworn to and acknowledged before me by the said Grantor, GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY, a public agency organized by the laws of the Commonwealth of Kentucky, by and through R. WADE GUTMAN, its Executive Director, so authorized by resolution of the Grantor, this 31<sup>st</sup> day of December, 2003.

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

CONSIDERATION CERTIFICATE

F.M.V. \$1,017,766.00

Grantor 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 31<sup>st</sup> day of December, 2003.

GRANTOR:  
GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY, a public agency organized by the laws of the Commonwealth of Kentucky

BY: Roy Wade Gutman  
R. WADE GUTMAN, Executive Director

GRANTEE:  
FINKE HOMES, 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, **GRANT COUNTY JOINT LOCAL INDUSTRIAL DEVELOPMENT AUTHORITY**, a public agency organized by the laws of the Commonwealth of Kentucky, by and through **R. WADE GUTMAN**, its Executive Director, so authorized by resolution of Grantor, this 31<sup>st</sup> day of December, 2003.

Juan 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, **FINKE HOMES, INC.**, a Kentucky corporation, by and through **GEORGE FINKE**, its President, so authorized pursuant to the terms and conditions of its Operating Agreement, this 31<sup>st</sup> day of December, 2003.

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

THIS DEED PREPARED BY:

THE HORWITZ LAW FIRM, P.S.C.

*mail:* Thomas R. Menaber

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

State of Kentucky, County of Grant  
JUDY A. FORTNER, Clerk of the Grant County Court, do certify that the foregoing Deed was, on the 7 day of January, 2004 at 3:27 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 Deed Book D296 Page 112. Given under my hand this 7 day of January, 2004. Transfer Tax: None  
JUDY A. FORTNER, CLERK  
By Nancy P. Carter D.C.  
9/16/00 paid