

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors: JOHN F. DAWALT AND MILDRED DAWALT, husband and wife, 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 One Hundred Ninety-Six Thousand One Hundred Ten Dollars (\$196,110.00) 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:

Lying and being in Grant County, Kentucky, 2605 feet West of Eibeck Lane, 1335 feet West 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, a common corner to the Grant County Joint Local Industrial Authority (deed book 234, page 208) and the County of Grant (deed book 288, page 519); thence with the line of the County of Grant, N 87°01'30" E --- 613.45 feet to an iron pin found by a post; thence, N 69°44'37" E --- 860.89 feet to an iron pin found; thence, S 58°23'44" E --- 170.02 feet to an iron pin found; thence, S 65°55'37" E --- 210.55 feet to an iron pin set by a post in the line of the County of Grant, a corner to the second tract of John & Mildred Dawalt (deed book 135, page 73); thence with the line of Dawalt's second tract, 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 on the East bank 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 a 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 in the line of Danny Hollon (deed book 275, page 369); thence with the line of Hollon, S 75°22'41" W --- 37.85 feet to an 8" buckeye; thence, S 51°36'13" W --- 1364.63 feet to a 60" hackberry; thence, N 49°54'17" W --- 962.83 feet to an iron pin set by a post; thence, S 49°43'22" W --- 565.55 feet to a 36" walnut in the line of the Grant County Joint Local Industrial Authority (deed book 234, page 208), a corner to Hollon; thence with the line of the Grant County Joint Local Industrial Authority, S 65°24'39" E --- 81.92 feet to an iron pin found; thence, 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 the point of beginning, containing 61.2843 acres 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 first tract of the property conveyed to John F. & Mildred Dawalt and John B. & Lynda Dawalt by the estate of Leland B. Dawalt by deed dated October 10, 1978 and recorded in deed book 135, page 73 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, **FINKE HOMES, INC.**, a Kentucky corporation, in fee simple, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors, **JOHN F. DAWALT AND MILDRED DAWALT**, husband and wife, and **JOHN B. DAWALT AND LYNDA DAWALT**, husband and wife, hereunto sets their hands this 15th day of January, 2004.

GRANTORS:

BY: John F. Dawalt
JOHN F. DAWALT

BY: Mildred Dawalt
MILDRED DAWALT

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**, this 15th day of January, 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**, this 15th day of January, 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, **JOHN B. DAWALT**, this 15th day of January, 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, **LYNDA DAWALT**, this 15th day of January, 2004.

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

CONSIDERATION CERTIFICATE

F.M.V. \$196,110.00

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 15th day of January, 2004.

GRANTORS:

BY: John F. Dawalt
JOHN F. DAWALT

BY: Mildred Dawalt
MILDRED DAWALT

BY: John B. Dawalt
JOHN B. DAWALT

BY: Lynda Dawalt
LYNDA DAWALT

GRANTEE:
FINKE HOMES, INC., a Kentucky corporation

BY: George Finke Pres.
GEORGE FINKE, President

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

Subscribed, sworn to and acknowledged before me by the said Grantor, JOHN F. DAWALT, this 15th day of January, 2004.

Jana 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, this 15th day of January, 2004.

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

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

15th Subscribed, sworn to and acknowledged before me by the said Grantor, **JOHN B. DAWALT**, this day of January, 2004.

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

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

15th Subscribed, sworn to and acknowledged before me by the said Grantor, **LYNDA DAWALT**, this day of January, 2004.

Jana 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 13th day of January, 2004.

Jana 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 R. Nienaber
Thomas R. Nienaber KBA#51820
541 Buttermilk Pike, Suite 305
Crescent Springs, KY 41017
(859) 578-1000

mail

State of Kentucky, County of Grant
JUDY A. FORTNER, Clerk of the Grant County Court, do certify that the foregoing Deed was, on the 23 day of January 2004 at 3:57 PM 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 438. Given under my hand this 23 day of January 2004. Transfer Tax Paid: *196.50
JUDY A. FORTNER, CLERK
By Nanue P. Carter D.C.
*16.00 paid