

26819-00

270

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors: **MARY ANNAISE BEGLEY AND GERALD GALLOWAY, CO-EXECUTORS OF THE ESTATE OF PAULINE LANTER**, so authorized pursuant to the terms and conditions of the Last Will and Testament of Pauline Lanter dated June 8, 2002 and recorded in Will Book 2 at Page 332 in the records of Grant County, Kentucky, and submitted to probate as Case #04-P-00063 in Grant County, Kentucky, with Grantor's mailing address of P.O. Box 246 Carrottton, Ky 41008, for and in consideration of One Million One Hundred Ninety-Six Thousand and 00/100 Dollars (\$1,196,000.00) 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:

Approximately 79.8983 acres as shown on page 1 of Exhibit A and the
Approximately 15.8915 acres as shown on page 2 of Exhibit A
The legal descriptions are attached hereto and incorporated herein as Exhibit A

Being the same parcels conveyed to Grantor by deed dated November 5, 1964 and recorded in Deed Book 99 at Page 572 of the Grant County, Kentucky records.

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

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. Together with all the rights, privileges, improvements and appurtenances to the same belonging.

IN WITNESS WHEREOF, the said Grantors, **MARY ANNAISE BEGLEY AND GERALD GALLOWAY, CO-EXECUTORS OF THE ESTATE OF PAULINE LANTER**, so authorized pursuant to the terms and conditions of the Last Will and Testament of Pauline Lanter dated June 8, 2002 and recorded in Will Book 2 at Page 332 in the records of Grant County, Kentucky, and submitted to probate as Case #04-P-00063 in Grant County, Kentucky, hereunto set their hands this 25th day of May, 2004.

GRANTORS:

BY: Mary Annaisa Begley, Co-Executor
MARY ANNAISE BEGLEY, Co-Executor

BY: Gerald L. Galloway, Co-Executor
GERALD GALLOWAY, Co-Executor

COMMONWEALTH OF KENTUCKY
COUNTY OF GRANT

Subscribed, sworn to and acknowledged before me by the said Grantors, MARY ANNAISE BEGLEY AND GERALD GALLOWAY, CO-EXECUTORS OF THE ESTATE OF PAULINE LANTER, this 25th day of May, 2004.

Beverly J. Harmons
Notary Public, State-at-Large
My Commission Exp.: 5-7-07

CONSIDERATION CERTIFICATE

F.M.V. \$1,196,000.00

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 25th day of May, 2004.

GRANTORS:

BY: Mary Annise Begley Co-Executor
MARY ANNAISE BEGLEY, Co-Executor

BY: Gerald L Galloway Co-Executor
GERALD GALLOWAY, Co-Executor

GRANTEE:
FINKE HOMES, INC., a Kentucky corporation

BY: George Finke President
GEORGE FINKE, President

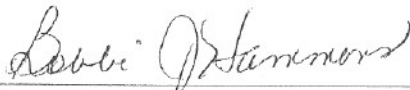
COMMONWEALTH OF KENTUCKY
COUNTY OF GRANT

Subscribed, sworn to and acknowledged before me by the said Grantors, MARY ANNAISE BEGLEY AND GERALD GALLOWAY, CO-EXECUTORS OF THE ESTATE OF PAULINE LANTER, this 25th day of May, 2004.

Beverly J. Harmons
Notary Public, State-at-Large
My Commission Exp.: 5-7-07

COMMONWEALTH OF KENTUCKY
COUNTY OF GRANT

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 25th day of May, 2004.



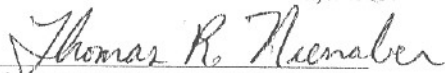
Notary Public, State-at-Large

My Commission Exp.:

5-7-07

THIS DEED PREPARED BY:

THE HORWITZ LAW FIRM, P.S.C.



Thomas R. Nienaber KBA#51820

541 Buttermilk Pike, Suite 305

Crescent Springs, KY 41017

(859) 578-1000

79.8983 Acres

LEGAL DESCRIPTION

Lying and being in Grant County, Kentucky, on the West side of Kentucky Route #36 at the intersection of Grandview Heights 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 set in the West right of way of Kentucky Route #36, a common corner to the Commonwealth of Kentucky (Master Commissioner's deed book 10, page 285) and Kelly Combs (deed book 113, page 376); thence with the line of Combs, S 11°13'37" W --- 419.50 feet to a 60" twin oak, a common corner to Combs and Radhe, Inc. (deed book 240, page 442); thence with the line of Radhe, Inc., S 09°15'27" W --- 227.98 feet to a 15" hickory, a common corner to Radhe, Inc. and Evergreen Trust (deed book 253, page 412); thence with the line of Evergreen Trust, S 46°53'44" W --- 575.70 feet to an iron pin set by a fallen walnut, a common corner to Evergreen Trust and Mago Construction Company (deed book 141, page 569); thence with the line of Mago Construction Company, N 63°06'01" W --- 349.28 feet to an iron pin found, a common corner to Mago and Danny Hollon (deed book 275, page 369); thence with the line of Hollon, N 62°58'10" W --- 1595.57 feet to a 15" walnut, a common corner to Hollon and Julian Wills (deed book 236, page 713); thence with the line of Wills, N 23°58'26" E --- 2154.79 feet to an iron pin set in the existing 30-foot-wide right of way of Kentucky Route #36; thence with the right of way, S 60°14'55" E --- 80.30 feet; thence, S 57°20'54" E --- 67.88 feet to an iron pin set, a corner to the Commonwealth of Kentucky (Master Commissioner's deed book 10, page 285); thence with the line of the Commonwealth of Kentucky along the East right of way of Kentucky Route #36, S 36°41'13" W --- 40.00 feet to an iron pin set; thence with a curve turning to the right with an arc length of 408.59', with a radius of 1362.39', with a chord bearing of S 44°43'17" E, with a chord length of 407.06', to a concrete right of way monument; thence, S 36°07'47" E --- 222.78 feet to a concrete right of way monument; thence, S 54°57'57" W --- 80.00 feet to an iron pin set by a post; thence, S 36°11'53" E --- 350.00 feet to a concrete right of way monument; thence, N 52°37'47" E --- 75.91 feet to a concrete right of way monument; thence, S 36°18'33" E --- 850.73 feet to a concrete right of way monument; thence, S 52°58'31" W --- 25.06 feet to a concrete right of way monument; thence, S 35°58'40" E --- 323.19 feet to the point of beginning, containing 79.8983 acres more or less exclusive of all right of ways and easements of record, according to a survey by Cahill Surveyors, Inc on May 5, 2004 and being all of the remaining property on the West Side of Kentucky Route #36 conveyed to Pauline Lanter in deed book 99, page 572 of the Grant County Court Clerk records in Williamstown, Kentucky. The property described above is subject to a 100-foot-wide power line easement for the benefit of East Kentucky Rural Electric Cooperative Corporation described in deed book 99, page 557.

Exhibit A
page 2 of 2

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15.8915 Acres

LEGAL DESCRIPTION

Lying and being in Grant County, Kentucky, on the East Side of Kentucky Route #36, on the Southwest 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 set at the intersection of the East right of way of Kentucky Route #36 and the South right of way of Grandview Heights (old Kentucky Route #36); thence with the 30'-wide right of way of Grandview Heights, N 56°25'55" E --- 33.27 feet; thence, N 70°33'46" E --- 26.11 feet; thence, N 84°38'55" E --- 37.98 feet; thence, S 86°19'25" E --- 235.82 feet; thence, S 82°55'53" E --- 89.66 feet; thence, S 80°56'23" E --- 88.94 feet; thence, S 80°18'40" E --- 231.99 feet; thence, S 83°52'48" E --- 83.73 feet to an iron pin set at the intersection of the South right of way of Grandview Heights and the West right of way of Interstate Route #75; thence with the right of way of Interstate Route #75, S 40°22'19" E --- 267.59 feet to a steel post; thence, S 37°38'18" E --- 311.67 feet to a steel post, a corner to Ravi, Inc. (deed book 184, page 319); thence with the line of Ravi, Inc., S 14°26'27" W --- 556.87 feet to an iron pin found, a corner to a second parcel of Ravi, Inc. (deed book 217, page 590); thence continuing with the line of Ravi, Inc., S 15°08'56" W --- 127.18 feet to an iron pin found, a common corner to Ravi, Inc. and William Piles (deed book 101, page 299); thence with the line of Piles, S 19°50'31" W --- 125.50 feet to an iron pin set in the East right of way of Kentucky Route #36, a corner to the Commonwealth of Kentucky (Master Commissioner's deed book 10, page 285); thence with the line of the Commonwealth of Kentucky along the right of way of Kentucky Route #36, N 36°16'42" W --- 1063.00 feet to a concrete right of way monument; thence, N 52°18'56" E --- 44.22 feet to a concrete right of way monument; thence, N 36°01'48" W --- 300.00 feet to an iron pin set; thence, S 55°46'00" W --- 60.00 feet to a concrete right of way monument; thence, N 36°10'21" W --- 215.19 feet to a concrete right of way monument; thence, N 36°07'47" W --- 1.78 feet to a point in the right of way; thence with a curve turning to the left with an arc length of 25.27', with a radius of 1491.87', with a chord bearing of N 36°36'53" W, with a chord length of 25.27', to the point of beginning, containing 15.8915 acres more or less exclusive of all right of ways and easements of record, according to a survey by Cahill Surveyors, Inc on May 5, 2004 and being all of the remaining property on the East Side of Kentucky Route #36 conveyed to Pauline Lanter in deed book 99, page 572 of the Grant County Court Clerk records in Williamstown, Kentucky.

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State of Kentucky, County of Grant
JUDY A. FORTNER, Clerk of the Grant County
Court, do certify that the foregoing was, on the
25 day of May 2004
at 2:29 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
D299 Page 270 Transfer Tax Paid: \$1,196.00
JUDY A. FORTNER, CLERK
By Nanue P. Carter D.C.

\$20.00 paid

Mail
Title First Agency
C. Timothy Yacks
541 Buttermilk Pike
Ste 100
Crescent Springs Ky 41017