

**THIS DEED**, made and entered into this \_\_\_\_\_ day of June, 2018, by and between **CARLEAN HEFNER**, as executor under the Will and of the estate of **LOIS OLIVER**, deceased, 27 Bonnie Brook Lane, Winchester, Kentucky 40391, party of the first part, and \_\_\_\_\_,\*, party of the second part (to whom all future property tax bills shall be sent in care of),

**WITNESSETH:** That for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) **DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and by these presents does hereby bargain, sell, alien and convey unto the party of the second part, its successors and assigns, the following described real estate:

**I**

Being all of Lot No. 198 of the Triport Industrial Park Subdivision near the City of Georgetown, Scott County, Kentucky, as shown on revised plat thereof of record on Slide 371, Scott County Court Clerk's office, to which plat reference is hereby made containing 3.466 acres, more or less, and the improvements thereon being known as 109 Triport Road, and

Being the same property conveyed to Ralph L. Oliver and Lois J. Oliver, his wife, and the survivor of them, by deed from R. W. Crabtree and Virginia T. Crabtree, his wife, dated April 22, 1985 and of record in Deed Book 161, page 418, Scott County Clerk's office.

## II

All that certain tract or parcel of land lying and being in Georgetown, Scott County, Kentucky, and being Parcel 1 as shown on the plat of Phoenix Transportation, of record at Plat Slide 2286, in the Scott County Clerk's Office, containing 0.26 acres, more or less.

Being the same property conveyed to Lois J. Oliver, a single person, by deed from Phoenix Transportation Properties, LLC, dated October 25, 2002 and of record in Deed Book 269, page 440, Scott County Clerk's office.

## III

Being all of Lot No. 199 of the Triport Industrial Park Subdivision near the City of Georgetown, Scott County, Kentucky, as shown on revised plat thereof of record on Slide 352, Scott County Court Clerk's office, to which plat reference is hereby made, containing 7.545 acres, more or less, and the improvements thereon being known as \_\_\_\_\_ Triport Road, and

**THERE IS EXCEPTED AND RESERVED** from **III** above described property 0.019 acres which was conveyed by Ralph L. Oliver and Lois J. Oliver, husband and wife, to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, by deed dated January 23, 19\_\_\_\_ and of record in Deed Book 169, page 397, Scott County Clerk's office, which property is described as follows:

### PARCEL NO 130

Beginning at a point in the property line and the proposed right of way line 44.40 feet right of the proposed Triport Road centerline station 56+18.32; thence with the proposed right of way line N 0° 23' 10" E a distance of 86.80 feet to a point in the proposed right of way line 40.00 feet right of the proposed Triport Road centerline station 57+00.00; thence N 89° 36' 50" W a distance of 10.00 feet to a point in the existing right of way line and property line 30.00 feet right of the

proposed Triport Road centerline station 57+00.00; thence with the existing right of way line and property line S 0° 23' 10" W a distance of 82.63 feet to a point in the existing right of way line and property line 33.98 feet right of the proposed Triport Road centerline station 56+21.11; thence with the property line S 66° 58" 50" E a distance of 10.83 feet back to the point of beginning and containing 847 square feet or .019 acres more or less.

Being a part of the same property conveyed to Ralph Oliver (aka Ralph L. Oliver) and Lois Jean Oliver (aka Lois J. Oliver) and the survivor of them by deed from Benjamin J. Hays, Trustee dated October 30, 1984 and of record in Deed Book 160, page 009, Scott County Clerk's office.

Ralph J. Oliver (aka Ralph Oliver) died a resident of Clark County, Kentucky on January 16, 2001 and by virtue of the survivorship clause in the above mentioned deeds Lois J. Oliver became the owner of the above described property.

Lois Oliver died testate a resident of Clark County, Kentucky on December 7, 2014. The decedent's Will which is of record in Will Book 22, page 557, Scott County Clerk's office granted her executor the power to sell her real estate.

This conveyance is made subject to all applicable covenants of record in the Scott County Clerk's office, zoning and building restrictions, regulations and ordinances, if any, and easements and rights of ways reserved for public utilities, and agreements relative to sewer disposal recorded in the aforesaid Clerk's office.

The 2018 ad valorem taxes assessed against this property shall be prorated between the parties as of the date of closing.

**TO HAVE AND TO HOLD** the foregoing described real estate together with all the improvements thereon and appurtenances thereunto belonging unto the party of the second part, its successors and assigns, forever, with covenant of **GENERAL WARRANTY**; provided, however, that the party of the first part warrants title in her fiduciary capacity only, and not individually, and only to the extent of the assets of said estate then remaining in her hands at the time she receives notice of a breach of said warranty.

The parties hereto do hereby certify that the above-stated consideration is true and is the full consideration paid for the property. The party of the second part joins in this deed for the sole purpose of certifying the consideration.

**IN TESTIMONY WHEREOF**, witness the signatures of the parties hereto this the date and year first above written.

**LOIS OLIVER ESTATE**

\*

By: \_\_\_\_\_

By:

**CARLEAN HEFNER**, as  
Executor under the Will  
and of the Estate of  
Lois Oliver, deceased

\*\*\*

Its: \*\*\*

STATE OF KENTUCKY)
) SS
COUNTY OF \_\_\_\_\_)

The foregoing instrument was subscribed, sworn to and
acknowledged before me by CARLEAN HEFNER, as Executor under the
Will and of the estate of LOIS OLIVER, deceased, this \_\_\_\_ day of
June, 2018.

My Commission expires:\_\_\_\_\_.

NOTARY PUBLIC

STATE OF KENTUCKY )
) SS
COUNTY OF CLARK )

The foregoing instrument was subscribed, sworn to and
acknowledged before me by \_\_\_\_\_,
as \_\_\_\_\_, of
\_\_\_\_\_ , a Kentucky
\_\_\_\_\_, on this \_\_\_\_ day of June, 2018.

My Commission expires:\_\_\_\_\_.

NOTARY PUBLIC

PREPARED BY THE UNDERSIGNED
MEMBER OF THE LAW FIRM OF
GRANT, ROSE & PUMPHREY
51 SOUTH MAIN STREET, WINCHESTER,
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Robert Lee Rose