

THIS DEED OF CONVEYANCE made and entered into this the 30th day of May, 1973 by and between Ted Perkins, and Ann Perkins, his wife, Randy A. Perkins, a single man, Daniel R. Perkins, and Sheila Perkins, his wife, Kathryn P. Wilson, and Theodore M. Wilson, her husband, Guy Perkins, and Lucy H. Perkins, his wife, Lora P. King, a single woman, Alene Earle and Jack Earle her husband, Kiplin Perkins, and Marilea Thomas Perkins, his wife, and Jack L. Perkins, a single man, all parties of the first part, and Marshall Nichols, and Dottie Nichols, his wife, Berry, Kentucky 41003, parties of the second part.

W I T N E S S E T H

That the parties of the first part, for and in consideration of the sum of \$145,200.00 cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do by these presents, grant, bargain, sell, convey and confirm unto the parties of the second part, equally and jointly, their heirs and assigns forever, the following real estate lying and being in Pendleton County, Kentucky, and more particularly described as follows:

TRACT NO. 1: A tract of land on South Licking River in Pendleton County, Kentucky BEGINNING at a stake on South Licking River corner to James M. Booher Tract; thence down the river N. 46 E. 11 poles; N. 50½ E. 8 poles; N. 58¾ E. 16 poles; N. 68 E. 15½ poles; N. 72 E. 20 poles; N. 88¾ E. 13 poles; S. 87½ E. 23 poles; N. 60½ E. 17 poles; thence leaving river N. 58 E. 150 poles; thence by field notes of survey of October 22, 1890, S. 76 E. 41.20 poles to a stone; thence S. 64¾ E. 130 poles to a stone on East side of railroad; thence S. 45½ W. 56½ poles to a stone on bank of river; thence down same N. 39½ W. 10 poles; N. 66¾ W. 9 poles; N. 74 W. 11 poles; N. 68 W. 15 poles; S. 88½ W. 14 poles; N. 81 W. 9 poles; N. 67½ W. 7½ poles; N. 89 W. 5½ poles; S. 78½ W. 13½ poles; S. 81 W. 12 poles; S. 76 W. 10 poles; S. 65 W. 9 poles; thence leaving the river N. 26½ W. 8 poles; S. 70 W. 6½ poles; N. 22½ W. 3¾ poles; S. 64 W. 8 poles; N. 44 W. 38 poles; N. 32½ E. 22 poles; N. 48¾ W. 32 poles; N. 40 W. 55 poles; N. 64½ W. 67 poles to the beginning, containing 142 acres of land.

TRACT NO. 2: A tract of land on South Licking River in Pendleton County, Kentucky, BEGINNING at "G" on plat, a stone corner to land of E. Corwin; thence S. 64¾ E. 130.40 poles to a stone (1); thence N. 3¾ E. 67.32 poles to (2), a stone; thence N. 9½ E. 10.92 poles to (3), a stone; thence N. 17 E. 22.72 poles to (4), a stone; thence N. 75 W. 4.60 poles, to (5), a stone; thence 76½ W. 15.12 poles to (6), a stone;

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thence S. 77 3/4 W. 24.40 poles to (7), a stone; thence S. 59 3/4 W. 18.60 poles to (8), a Walnut Tree; thence N. 37 W. 74 poles to (9), a stone; thence S. 54 1/2 W. 67.68 poles to (10), a stone; thence S. 29 E. 53.86 poles to the beginning, containing 68 acres.

TRACT NO. 3 A tract of land on South Licking River in Pendleton County, Kentucky, BEGINNING at a stone in N.E. boundary line of said tract 13.24 poles from the corner of said tract at 23 on the plat of division; thence N. 57 3/4 E. 13.24 poles to said corner at 33; thence with the line of G. W. Booher S. 54 1/2 W. 19.86 poles to 10 on said plat; thence N. 29 E. 53.86 poles to "G" on plat; G.B. Booher's corner; thence S. 77 W. 41.20 poles to "H" on said plat; thence N. 60 1/2 W. 38.32 poles to a stone; thence N. 40 1/2 E. 76 poles, parallel with the N. W. boundary line of said tract, to the beginning, containing 16 acres.

Being the same property as that conveyed to R.D. Perkins by Pearl T. Booher by deed of date January 31, 1944 recorded in Deed Book 87 Page 343 recorded in the Pendleton County Court Clerk's Office.

EXCEPTION There is excepted from the above described tracts, the tract conveyed Martha F. Booher by deed of date April, 5, 1948; recorded in Deed Book 92 Page 201 Pendleton County Court Clerk's Office, and more particularly described as follows: BEGINNING at a post corner to Perkins & Booher; thence with a division line through Perkins N. 55 1/2 W. 13.63 chs. to a point opposite a Sycamore Tree at low water mark of Licking River; thence up the river at low water S. 86 1/2 W. 4.00 chs. to a Sycamore, S. 58 1/2 W. 4.00 chs. to Four Sycamores S. 45 W. 3.30 chs to a point between Two large Sycamores corner to Martha Booher, at low water mark; thence with two of her lines S. 45 E. 16.73 chs. to a post; N. 39 E. 13.60 chs. to the beginning, containing 18.88 acres of land.

TRACT NO. 4. On the waters of South Licking River and bounded and described as follows: BEGINNING at an iron rod corner to R.D. Perkins & Martha Booher 9 links from South face of a Pump House; thence N. 48 W. 13.45 chs. to a fence post, corner to Perkins & Booher; thence N. 31 E. 2.83 chs. to a gate post; S. 58 E. 13.18 chs to a post; S. 28 W. 5.37 chs to the beginning, containing 5.48 acres.

TRACT NO. 5 BEGINNING at "G" on plat in division of lands of James C. Garrard, deceased, a stone corner to lands of Mary B. Garrard and Ellen Corwin; thence with the lands of said Corwin S. 77 W. 41.20 poles to "H", a stone; thence N. 60 1/2 W. 72 poles to "25" a stone corner to Elleana Henry; thence N. 40 1/2 E. 76 poles to "24", a stone in the line of the lands of James Garrard line S. 57 3/4 E. 46.92 poles to "23" a stone in the line of the lands of Mary B. Garrard; thence with said Mary B. Garrard's line S. 54 1/2 W. 19.68 poles to "10" a stone; thence S. 29 E. 53.68 poles to the beginning, containing 32 acres of land. A passway or road shall be left open, BEGINNING at a stone corner to lands of Lee Garrard and Frank Garrard in Sicily Garrard's line thence with line of Lee Garrard and Frank Garrard S. 82 1/2 W. 27.28 poles to a stone corner to Mary B. Garrard and Edwin Garrard. Also, passway, BEGINNING at a stone corner to the lands of Emma Henry and the Blair heirs, in James Garrard's line; thence with a line of the Blair heirs and James Garrard S. 57 3/4 E. 46.92 poles to a stone in Mary B.

Garrard's line; thence with Mary B. Garrard's line N. 54 E. 48 poles to a stone; thence S. 37 E. 74 poles to a Walnut Tree; thence N. 59  $\frac{3}{4}$  E. 18.60 poles to a stone; thence N. 77  $\frac{3}{4}$  E. 24.42 to a stone; thence N. 76  $\frac{1}{2}$  E. 15.12 poles to a stone; thence S. 75 E. 4.60 poles to a stone; corner to Katie Martin; thence through the land of Katie Martin with the old road to the County Road.

BEING the same property conveyed to R.D. Perkins by Martha F. Booher by deed of date April 5, 1948 recorded in Deed Book 92 Page 199 of the Pendleton County Court Clerk's Office.

TRACT NO. 6 BEGINNING at a point on South bank of Licking River, corner to David Townsend's 14 acre tract; thence down the river, North 89  $\frac{1}{4}$ \* E. 15.36 poles, S. 79  $\frac{3}{4}$ \* E. 37.24 poles, S. 81\* E. 32 poles, S. 81\* E. 34 poles, S. 73\* E. 29.12 poles, S. 82\* E. 18.44 poles, N. 77\* E. 17.88 poles, N. 27  $\frac{1}{2}$ \* E. 13.92 poles to corner of the Wm. Stowers land; thence S. 49  $\frac{1}{2}$ \* E. 16.84 poles to Katie Martin's land thence S. 29  $\frac{1}{2}$ \* W. 9 poles, S. 37  $\frac{1}{2}$ \* W. 10.92 poles, S. 39  $\frac{1}{2}$ \* W. 18.20 poles, S. 43\* W. 40.40 poles, S. 39  $\frac{1}{2}$ \* W. 10.92 poles, S. 33  $\frac{1}{2}$ \* W. 10.92 poles, S. 26  $\frac{1}{2}$ \* W. 11.84 poles to corner to Mary B. Garrard; thence N. 75\* W. 4.60 poles, S. 59  $\frac{3}{4}$ \* W. 18.60 poles, S. 76  $\frac{1}{2}$ \* W. 15.12 poles, S. 77  $\frac{3}{4}$ \* W. 24.40 poles, N. 37\* W. 74 poles, N. 82  $\frac{1}{2}$ \* E. 17.20 poles; thence with the David Townsend tract, N. 33\* 50 minutes W. 77 poles to the beginning, containing 80 acres more or less.

BEING THE same property conveyed to R.D. Perkins by C.B. Sears & c by deed of date March 6, 1950 recorded in Deed Book 93 Page 636 of the Pendleton County Court Clerk's Office.

BEING a part of the same property inherited by first parties herein by Affidavit of Descent recorded in Deed Book 124, Page 276, of the Pendleton County Court Clerk's Office.

TO HAVE AND TO HOLD the above described tracts or parcels of real estate together with all and singular their privileges and appurtenances thereunto belonging or in anywise appertaining unto the parties of the second part, equally and jointly, their heirs and assigns forever, with covenants of "General Warranty".

It is understood and agreed that second parties shall pay all taxes growing out of any assessment of January, 1973. All previous taxes having been paid.

IN TESTIMONY WHEREOF the parties of the first part hereto have subscribed their names this the day and year first above written.

Taxi rd \$745.00

WITNESS  
Ronald J. Eads  
John R. Eads

Justin Perkins  
Wanda Perkins  
Gary Perkins  
Larry Perkins  
Cedrene Earle  
Jack Earle  
Hara P. King  
Ed Perkins  
Gene Perkins  
Raymond Perkins  
Barrett Perkins  
Jack Perkins  
William P. Perkins  
Theresa M. Perkins

STATE OF OHIO  
COUNTY OF Montgomery

The undersigned a Notary Public in and for the State and County aforesaid hereby certifies that the foregoing instrument was signed and acknowledged before him by Jack L. Perkins, a single man.

My commission expires 12-13-73

WITNESS my hand and seal of office this the 30 day of June, 1973

Claude E. Schmidt, Jr.  
 Notary Public, Montgomery County, Ohio  
CLAUDE E. SCHMIDT, Notary Public  
 in and for Montgomery County, Ohio  
 My Commission Expires December 13, 1973

STATE OF OHIO  
COUNTY OF DEWITT

The undersigned a Notary Public in and for the State and County aforesaid hereby certifies that the foregoing instrument was signed and acknowledged before me by [illegible]

My commission expires [illegible]

WITNESS my hand and seal of office this the [illegible] day of [illegible], 197[illegible]

[illegible signature]  
Notary Public, [illegible] County, Ohio