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Christian County Kentucky  
Michael A. Kem, Clerk By: J. ROGERS  
BK 802 PG 365 - 370 (6)

THIS DEED made and entered into on this the 21<sup>st</sup> day of April, 2023, by and between **KENNETH H. POE and RAMONA DIANE POE, husband and wife**, whose mailing address is 270 Spain Lane, Hopkinsville, Kentucky 42240, and **JAMES LEON POE and DEBORAH H. VIER, husband and wife**, whose mailing address is 150 Petch Lane, Hopkinsville, Kentucky 42240, "GRANTORS", and **JAMES LEON POE, a married person**, whose mailing address (including for tax bill purposes) is 150 Petch Lane, Hopkinsville, Kentucky 42240, "GRANTEE."

**WITNESSETH:**

THAT for and in consideration of the desire of Kenneth H. Poe and James Leon Poe, being brothers, to divide and separate their co-owned property, the sufficiency of which is hereby acknowledged, the Grantors have **BARGAINED** and do hereby **GRANT AND CONVEY** unto the Grantee, his heirs and assigns forever, in fee simple absolute, the following described property, located at Christian County, Kentucky, to-wit:

**See Exhibit A for Legal Description**

**Source of Title**

BEING a portion of the same property conveyed to James L. Poe and Kenneth H. Poe as described in Deed Book 717, Page 401, at the Christian County Clerk's Office. Please also see Deed of Correction as recorded in Deed Book 802, Page 380, in the Christian County Clerk's Office.

**TO HAVE AND TO HOLD** the described property, together with all appurtenances and privileges thereunto belonging, his respective heirs and assigns forever, in fee simple absolute, with **Covenant of General Warranty of Title**; this conveyance is made subject to any and all legally enforceable covenants, restrictions and easements of record.

**CONSIDERATION CERTIFICATE**

Delivered to Kenneth Poe



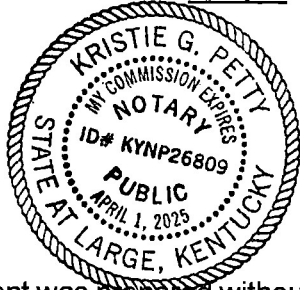
GRANTEE:

James Leon Poe  
James Leon Poe

COMMONWEALTH OF KENTUCKY )

COUNTY OF CHRISTIAN ) : SCT.

**SUBSCRIBED, ACKNOWLEDGED AND SWORN TO** before me by James Leon Poe, a married person on this the 21 day of April, 2023.



(SEAL)

Kristie G. Petty  
NOTARY PUBLIC, KY State at Large  
My Commission Expires: 4-1-25

This document was prepared without a title examination and the property description herein was furnished by parties and not the attorney preparing this deed. The draftsman of this document is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under the IRS code or other applicable law.

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED MEMBER OF

FOSTER, SOYARS & ASSOC., PLLC  
209 East Fourteenth Street  
PO Box 24  
Hopkinsville, KY 42241-0024  
(270) 886-1272

By: Lincoln W. Foster

**Exhibit A**

A 36.983 (±) Acre parcel consolidating portions of Tract - 1 and Tract - 2 owned by James L. Poe and Kenneth H. Poe, hereinafter referred to as Poe, described in Deed Book 717, Page 401 (DB 717, P 401) and hereinafter referred to as Parcel-1, bounded on the East by the property of William S. Davenport, Jr., described in (DB 684, P 611), Will Book 060, Page 695 (WB 060, P 695) and (DB 260, P 038), hereinafter referred to as Davenport, as well as the North, and West by the property of Charles M. Poe and Penny P. Miller, described in (DB 709, P 217), hereinafter referred to as Poe & Miller with access across Poe & Miller from Spain Lane provided through existing easements defined in Miscellaneous Book 031, Page 481 (MS 031, P 481), Plat Cabinet 004, File 004A (PC 004, F 004A) and (DB 410, P 299) lying on the North right-of-way of Kentucky Highway 1682 (Eagle Way Bypass); located in Northwest Christian County on Eagle Way Bypass approximately 0.83 Miles west of the Davenport Lane intersection, approximately 1.1 miles West of U.S. Highway 41 (Madisonville Road) in Hopkinsville, Kentucky and 3.5 Miles Northwest of the Christian County Courthouse in Hopkinsville, Kentucky.

**Parcel - 1 (DB 717, P 401):**

Commencing at an Iron Pin Set (IPS), this survey on the Southeast side of a "called" power pole in the Northern controlled access right-of-way fence of Kentucky (KY) Highway (Hwy.) 1682 (Eagle Way Bypass); located in Northwest Christian County on Eagle Way Bypass approximately 0.83 Miles west of the Davenport Lane intersection at the Southeast corner of this parcel and the Southwest corner of Davenport, being Hwy. Station (Sta.) 128+06.09 / 159.79' (LT) and the Point of Beginning (POB);

Thence N38°49'33"W, 969.420' to an IPS at a distance of 968.50' from the aforementioned power pole near the POB as platted and described during the December, 1979 survey by M. B. Peden, Jr., KY PLS # 1556 in the Poe deed;

Thence S69°48'22"W, 1,506.790', intercepting and crossing a 20' wide Access and Utility easement, described herein, at 878.11', to a point, being the Southeast corner of the remaining 0.765 (±) Acre portion of Tract - 2 (DB 717, P 401);

Thence S69°48'22"W, 188.927 across Sanderson Creek to an IPS at the Northwest corner of this parcel and the Southwest corner of the aforementioned Tract-2 property in the east line of Poe & Miller, being located S13°38'21"E, 155.104' from said IPF (3096);

Thence with Poe & Miller the next two (2) calls:

S13°38'26"E, 764.934' to an IPF (3096);

S27°47'36"E, 1.289' to a 2" diameter Steel Fence Post (2" SFP) in the Northern controlled access right-of-way fence of KY Hwy. 1682 at Sta. 107+00 / 150.00' (LT), being the Southwest corner of this parcel and the Southeast corner of Poe & Miller;

Thence along the Southern boundary of this parcel and the KY Hwy. 1682 controlled access right-of-way fence the next ten (10) calls:

N74°48'55"E, 310.234' to a 2" SFP at Sta. 110+17.81 / 152.65' (LT);

N74°47'53"E, 262.407' to a 2" SFP at Sta. 112+80.20 / 150.00' (LT), being a fence corner on the West side of Sanderson Creek;

N74°45'42"E, 131.203' across Sanderson Creek to a 2" SFP at Sta. 114+11.38 / 148.76' (LT), being a fence corner on the East side of said creek;

N75°06'35"E, 282.423' to a 2" SFP at Sta. 116+93.76 / 144/37' (LT); N75°06'42"E, 227.161' to a 2" SFP at Sta. 119+41.88 / 140.83' (LT);

N75°03'58"E, 220.399' to a IPS at Sta. 121+41.24 / 137.58' (LT), being a break in the Northern controlled access right-of-way fence and the beginning of a 50' wide permitted Highway Access (Entrance);

N75°00'30"E, 49.981' across said permitted entrance and passing the aforementioned 20' wide Access and Utility easement to the remainder of the Poe property between Sta. 121+61.23 / 137.30 and Sta. 121+81.23 / 137.03 (LT) to a IPS in the Northern controlled access right-of-way fence at Sta. 121+91.23 / 136.90' (LT),

N75°28'53"E, 208.089' to a 2" SFP at Sta. 123+99.22 / 132.33' (LT);

N74°49'33"E, 200.476' to a 2" SFP at Sta. 125+99.71 / 130.19' (LT);

N66°00'10"E, 208.422' to the POB, being further described in the attached Survey Notes and containing 36.983 (±) Acres;

**20' Wide Access and Utility Easement (Parcel -1):**

Commencing at an Iron Pin Set (IPS), this survey on the Southwest side of a 50' wide permitted entrance in the Northern controlled access right-of-way fence of Kentucky (KY) Highway (Hwy.) 1682 (Eagle Way Bypass); located in Northwest Christian County on Eagle Way Bypass approximately 0.97 Miles west of the Davenport lane intersection and 666.968' along said right-of-way fence from the Southeast corner of Parcel - 1 and the Southwest corner of Davenport, being Hwy. Station (Sta.) 121+41.24 / 137.56' (LT);

**20' Wide Access and Utility Easement (Cont.):**

Thence N75°00'30"E, 20.001' with the Northern right-of-way of KY Hwy. 1682 and across the Northern end of the permitted 50' wide highway entrance to a Point at Sta. 121+61.23 / 137.30, being the Southwest corner of the twenty (20) foot wide easement described herein;

Thence N75°00'30"E, 20.001' continuing with the Northern right-of-way of KY Hwy. 1682 and across the Northern end of the permitted 50' wide highway entrance to a Point at Sta. 121+81.23 / 137.03 (LT), being Point of Curvature (PC) in this easement and the Point of Beginning (POB);

Thence crossing Parcel -1, described above, at a width of 20-feet and lying to the West and South of the following six (6) calls:

N30°58'19"W, 20.592' to a Point, being the Point of Tangency (PT) of a Curve to the LEFT with a radius of 40.002', about the Northwest corner of the 50' wide permitted highway entrance described above at Sta. 121+41.24 / 137.56' (LT), and an arc length of 20.827';

N44°47'20"W, 532.414' to a Point, being the PC of a curve;

N63°24'28"W, 57.194' to a Point, being the PT of a Curve to the LEFT with a radius of 95.005' and an arc length of 58.098';

N79°35'10"W, 207.972' to a Point, being the PC of a curve;

N62°41'18"W, 47.198' to a Point, being the PT of a Curve to the RIGHT with a radius of 75.400' and an arc length of 48.007';

N43°10'36"W, 224.493' to a Point, being located S69°48'22"W, 878.11' from the Northeast corner of Parcel -1 and the END of this easement in the Southern boundary of the parent tract (DB 717, P 401} with an area encompassed between parallel lines 20-feet apart totaling 21,824.11 Square Feet or 0.501 (±) Acres .

See Plat Cabinet 12, File 541, in the Christian County Clerk's Office.