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Christian County Kentucky

Melinda A. Humphries, Clerk

By: K.COLEMAN

BK 812 PG 172 - 176 (5)

PROPERTY TAX BILL TO:  
Richard B. Barnett and Mary K. Barnett  
571 Dripping Springs Road  
Crofton, KY 42217

**QUIT-CLAIM D E E D**

THIS DEED OF CONVEYANCE made and entered into this 21<sup>st</sup> day of February, 2024, by and between **BARNETT RENTAL PROPERTIES, LLC**, 571 Dripping Springs Road, Crofton, KY 42217 (GRANTOR) and **RICHARD B. BARNETT AND MARY K. BARNETT**, husband and wife, of 571 Dripping Springs Road, Crofton, KY 42217 (GRANTEES).

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of \$1.00 and other good and valuable consideration, and the desire of Grantees to transfer the subject property from their LLC to themselves individually, Grantor, **BARNETT RENTAL PROPERTIES, LLC** has this day bargained, sold, aliened and conveyed, and does by these presents bargain, sell, alien and convey unto the Grantees, **RICHARD B. BARNETT AND MARY K. BARNETT**, husband and wife, their heirs and assigns forever, in fee simple, joint, with right of survivorship, the following tracts or parcels of land lying and being located in Crofton, Christian County, KY, and more specifically described as follows:

Delivered to Isom Gavanan

Please see Exhibit A for a more complete description:

**BEING** a portion of that property conveyed to Barnett Rental Properties, LLC by deed dated August 24, 2018, and recorded in Deed Book 747, Page 221, Office of the Christian County Clerk.

**This conveyance shall be exempt from transfer tax pursuant to KRS 142.050 (7)(o) as the purpose of the Deed is to correct a previous Deed.**

TO HAVE AND TO HOLD the above-described real estate, with all improvements and appurtenances thereunto belonging, or otherwise appertaining, unto Grantees, Richard B. Barnett and Mary K. Barnett, in fee simple, joint, with right of survivorship.

**CONSIDERATION CERTIFICATE**

The parties are entering this Quit-Claim Deed for the sole purpose of transferring the subject property from Grante's LLC to themselves. As such, there is no monetary consideration. The Fair Market Values of the subject property are as follows:

Tract One: Lot on Dripping Springs Road, Crofton, KY: \$1500.00

Tract Two: 116 Anderson, Crofton, KY: \$25,000.00

Tract Three: 135 Church, Crofton, KY: \$40,000.00

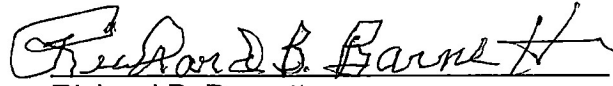
Tract Four: 203 and 207 S. Madisonville, Crofton, KY : Lot Number One: \$25,000.00 and Lot Number Two: \$40,000.00

IN TESTIMONY WHEREOF, witness the signatures of the Grantor and the Grantees the day and date first herein written.

**GRANTOR:**

**GRANTEES:**

  
Barnett Rental Properties, LLC by  
Richard B. Barnett, Member

  
Richard B. Barnett



This Instrument Prepared by:

A handwritten signature in black ink, appearing to read 'DC', is written over a horizontal line.

Duncan Cavanah  
ISON & CAVANAH, LLP  
612 South Main Street  
Post Office Box 648  
Hopkinsville, KY 42241  
Telephone: 270.886.8272  
Facsimile: 270.885.5207  
Email: [dcavanah@kihtlaw.com](mailto:dcavanah@kihtlaw.com)

**EXHIBIT A****TRACT ONE: Lot on Dripping Springs Road, Crofton, KY**

"Beginning at a point on the Dripping Springs Road; thence from said point along said Dripping Springs Road 211 feet to a stake; thence N. 27 degrees 4' East 175 feet to an iron stake; thence South 3 degrees 11' West 125 feet to an iron stake; thence South 63 degrees 56' West 175 feet to the point of beginning."

**TRACT TWO: 116 Anderson, Crofton, KY**

BEGINNING at a stone near a drain, about 30 feet North of McIntosh's shop lot; thence East 110 feet to a stone; thence North 80 feet to a stone; thence West 110 feet to a stone; thence South 80 feet to the BEGINNING.

**TRACT THREE: 135 Church, Crofton, KY**

BEGINNING at a stake on the West side of Church Street, the Southeast corner of Aubrey Vaughn's lot; thence, S 67 W with said Vaughn's South line, 225 feet to Hickman's line; thence S 24 E., with Hickman's line, 77 feet to a stake; thence, N 67 E 253 feet to an iron stake on the West side of Church Street; thence, N 24 W 69 feet to the beginning.

**TRACT FOUR: 203 and 207 S. Madisonville, Crofton, KY**

Lot Number One: (The North Lot) BEGINNING at the N. E. corner of this lot at an iron stake in the West r/w line of U. S. No. 41 and in the North edge of the North driveway of residence; thence S. 75 48 W 214.2 feet with a line of Robert H. Johnson to a driven iron axle; thence S. 11 50 E. 43 feet to an iron stake; thence N. 76 18 E 218.7 feet to an iron stake in the West r/w line of U. S. No. 41 (this corner being 9 feet East of the center of the North water meter cover); thence N. 17 37 W 44.3 feet running with said r/w line to the beginning point.

Lot Number Two: (The South Lot) BEGINNING at the N. E. corner of this lot at an iron stake in the West r/w line of U. S. #41 and the S. E. corner of Lot #1; thence S 76-18 W 218.7 feet with the South line of said Lot #1 to a stake and corner with land now or formerly belonging to Robert H. Johnson; thence S 11-50 E 47 feet with land of said Johnson to an iron pipe in a fence line; thence N 76-18 E 223.2 feet running with the fence and lots of Fred Overton and Stanley Clymer to a stake in the West r/w line of said road; thence N 17-37 W 45.7 feet to the point of beginning.