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 Receipt#: 2018-00001034
 Page 1 of 3
 Fees: \$17.00 Tax: \$165.00
 Christian County, KY
 Michael Kem County Clerk

GENERAL WARRANTY DEED BK **741** PG **488-490**

THIS DEED OF CONVEYANCE is made and entered into this 15 day of Feb, 2018, by and between **BRIAN W. KING AND ALETHA A. KING**, his wife, 5007 Nottingham Lane, Hopkinsville, KY 42240, hereinafter referred to as First Party; and **WATKIN MANNING AND DORIS R MANNING**, his wife, 129 Country Club Lane, Hopkinsville, KY 42240, hereinafter referred to as Second Party; Please deliver the tax bill to **WATKIN MANNING AND DORIS R MANNING**, at 129 Country Club Lane, Hopkinsville, KY 42240.

WITNESSETH:

THAT for and in consideration of the sum of One Hundred Sixty Five Thousand Dollars (\$165,000.00) cash in hand paid, the receipt of which is hereby acknowledged by First Party; First Party has this day bargained, sold, aliened and conveyed, and does by these presents bargain, sell, alien and convey unto Second Party, **WATKIN MANNING AND DORIS R MANNING**, his wife, equally and jointly, for their joint lives, with the remainder, upon the death of either of them, unto the survivor of them, in fee simple, their heirs and assigns forever, the following described real estate located in Christian County Kentucky, and described as follows, to-wit:

LEGAL DESCRIPTION:

BEING Lot Number Fifteen (15), Block E, of Sunset Park Subdivision as described in Plat of said Subdivision recorded in Plat Book 1, at page 210, Christian County Clerk's Office, reference to which is hereby made for a more particular description.

There is excluded from the above and not conveyed herein the following described property conveyed to Howard H. Hall and Virginia Hall, his wife, by deed dated September 23, 1981, recorded in Deed Book 419, Page 274, aforesaid office:

Delivered to James Bruce
FEB 16 2018
 _____ 20 _____

Property located in Hopkinsville, Christian County, Kentucky, on the South side of Country Club Lane.

Property being also the East side of Lot No. 15, Block E Sunset Park Subdivision Plat Book 1, Page 210, Christian County, Kentucky.

Beginning at an iron stake located in the South R/W of Country Club Lane, stake located 354.99 feet West of South Sunset Circle R/W Stake also being a common corner between Lots No. 15 & 16 of said Division; thence South 21 degrees 29 minutes West with line between said lots 161.75 feet to an iron stake; thence North 17 degrees 06 minutes 28 seconds East with a new line through Lot No. 15, (Manlavi Property), 74.68 feet to an iron stake; thence North 7 degrees 49 minutes East with another line through said Lot, 20.73 feet to an iron stake; thence North 30 degrees 27 minutes East and being another new line through (Manlavi Property) 68.00 feet to the beginning. Property containing .016 acres more or less.

SOURCE OF TITLE:

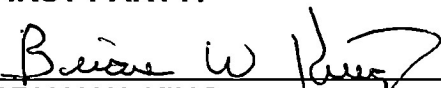
Being the same property conveyed to Brian W. King and Aletha A. King, his wife, by deed dated February 10, 1999, from Bilt-Rite Homes, Inc., as recorded in Deed Book 554, Page 700, on February 12, 1999, in the Christian County Clerk's Office.

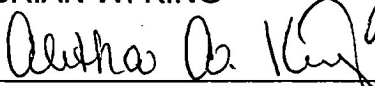
TO HAVE AND TO HOLD the above-described real estate, together with all improvements and appurtenances thereunto belonging, or in anywise appertaining unto Second Party, WATKIN MANNING AND DORIS R MANNING, his wife, equally and jointly, for their joint lives, with the remainder, upon the death of either of them, unto the survivor of them, in fee simple, their heirs and assigns forever, with Covenant of General Warranty of Title.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. Second Party joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the hands of the Parties hereto, this the day and year first herein written.


FIRST PARTY:


BRIAN W. KING


ALETHA A. KING

SECOND PARTY:


WATKIN MANNING


DORIS R MANNING

STATE OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me this 15 day of Feb, 2018, by BRIAN W. KING AND ALETHA A. KING, First Party.

My Commission Expires: 9-7-18
[Signature]
NOTARY PUBLIC
518421
NOTARY ID

STATE OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me, this 15 day of Feb, 2018, by WATKIN MANNING AND DORIS R MANNING, his wife, Second Party.

My Commission Expires: 9-7-18
[Signature]
NOTARY PUBLIC
518421
NOTARY ID

THIS INSTRUMENT PREPARED BY:

[Signature]
James E. Bruce, Jr.
Attorney at Law
1724 South Virginia Street
Post Office Box 603
Hopkinsville, Kentucky 42241
(270) 886-6300
18-163