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Christian County Kentucky

Melinda A. Humphries, Clerk

By: K.COLEMAN

BK 812 PG 335 - 340 (6)

D E E D

This **DEED OF CONVEYANCE** is made and entered into on this 4th day of March, 2024, by and between **TIMOTHY MARK EVERETT and GINNY LOU EVERETT**, his wife, of 15410 SW 156 Terrace, Miami, Florida 33187, and **MARIA EVERETT**, a widow, of 115 Bayshore Drive, Cadiz, Kentucky 42211, and **ASHLEE EVERETT**, single, of 512 Country Club Lane, Hopkinsville, Kentucky 42240, hereinafter referred to as the Grantors, and **MICHAEL R. MARZIOLI**, a single person, of 25716 Bass Road, Astor, Florida 32102, hereinafter referred to as the Grantee.

IN CARE OF ADDRESS FOR THE 2024 PROPERTY TAX BILL:
Michael R. Marzioli, of 25716 Bass Road, Astor, Florida 32102

W I T N E S S E T H:

That for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$7,500.00), the receipt of which is hereby acknowledged, the Grantors do hereby bargain, alien, grant, deed, sell and convey unto the Grantee, his heirs and assigns forever, the real property lying and being in Christian County, Kentucky, and more particularly described as follows:

See the Legal Description attached hereto as "**Exhibit A**" and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described property, with all improvements thereon and appurtenances thereunto belonging unto the Grantee, with Covenants of General Warranty of Title; subject, however, to all easements and grants heretofore made for public roads and public utilities appearing of record in the office of the Christian County Clerk.

Delivered to Vance Cook

✓

CONSIDERATION CERTIFICATE. The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full consideration paid for the property transferred herein.

IN TESTIMONY WHEREOF, witness the signature of the Grantors and Grantee on the day and date first above written.

Grantors:

Timothy Mark Everett

TIMOTHY MARK EVERETT
DAF E 163-813-53-203-0

Ginny Lou Everett

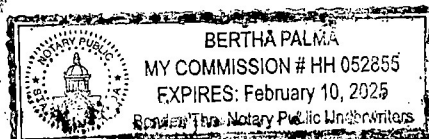
GINNY LOU EVERETT
DAF E 163-292-58-870-0

STATE OF Florida
COUNTY OF Dade

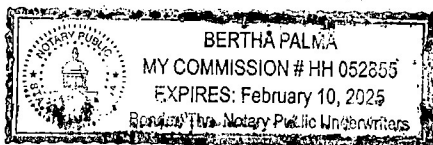
The foregoing instrument was subscribed, sworn to and acknowledged before me by **TIMOTHY MARK EVERETT and GINNY LOU EVERETT**, to be their free act and deed on this 7th day of February, 2024.

[Signature]

Notary Public: State at Large
Notary Public Name: _____
My commission expires: 02/10/2025
Notary Public ID#: _____



AFFIX STAMP OR SEAL



Grantors:

Ashlee Everett
ASHLEE EVERETT

COMMONWEALTH OF KENTUCKY
COUNTY OF Christian

The foregoing instrument was subscribed, sworn to and acknowledged before me by
ASHLEE EVERETT to be her free act and deed on this 4th day of March, 2024.

Jacqueline L Fish
Notary Public: Ky, State at Large
Notary Public Name: Jacqueline L Fish
My commission expires: 9-19-2024
Notary Public ID#: KYNP15349



Grantors:
Maria Everett
MARIA EVERETT

COMMONWEALTH OF KENTUCKY
COUNTY OF Irigg

The foregoing instrument was subscribed, sworn to and acknowledged before me by MARIA EVERETT to be her free act and deed on this 8 day of February 2024.

Lori G. Blakeley
Notary Public: Ky, State at Large
Notary Public Name: Lori G. Blakeley
My commission expires: 5-19-24
Notary Public ID#: KYNP7811

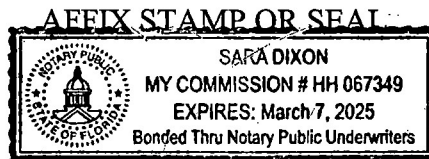
Grantee:

Michael R. Marzioli
Michael R. Marzioli

STATE OF FLORIDA
COUNTY OF LAKE

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by **Michael R. Marzioli** to be his free act and deed, on this 26th day of FEBRUARY, 2024.

Sara Dixon
NOTARY PUBLIC: STATE AT LARGE
Notary Public Name: SARA DIXON
My Commission Expires: 03/07/2025
Notary Public ID: HH067349



INSTRUMENT PREPARED WITHOUT THE
BENEFIT OF TITLE EXAMINATION BY:

Vance W. Cook
VANCE W. COOK
ATTORNEY AT LAW
P. O. Box 70
120 EAST MAIN St.
PRINCETON, KY 42445

EXHIBIT "A"

Parcel #1:

The following described real estate, situated in Christian County, Kentucky, on what was known as the Sandlick Road and the Dawson Road and described by metes and bounds as follows, to-wit:

TRACT #1 beginning at a stone in the forks of the Sandlick and Dawson Road, in line of Mr. R. Capps; thence south with said line about 40 yards to a red elm; thence about 40 yards south to a Sandlick Road; thence east to the beginning, containing one-half acre, more or less.

TRACT #2 beginning at the southeast corner of school land of District No. 84 in M. R. Caps line at a stone, running south 105 feet to a stone; thence westwardly 210 feet to a stone; thence 105 feet north to a white oak in church land line; thence 210 feet east with church and school land to the beginning, containing one-half acre.

Being the same property conveyed by G. L. Gothard and Martha Gothard, his wife and Claud Rogers and Iona Rogers, his wife to Dudley Calvin Everett, Jr., by Deed dated September 9, 1947, which Deed appears of record in Deed Book 212, Page 248, records of the Christian County Clerk's Office. Dudley C. Everett, Jr., died intestate in 1959 and his interest in the subject property passed to his spouse and children, Hazel Christine Everett (later known as Hazel Christine Everett), Dudley Calvin Everett, III, Timothy Mark Everett and Gregory Michael Everett. See Amended Affidavit of Descent for Dudley Calvin Everett, Jr., of record in Deed Book 684, Page 726, records of the Christian County Clerk's Office.

Gregory Michael Everett died intestate in October of 1984, and his undivided 1/6th interest in the real property passed to his mother, Hazel Christine Castle. See Affidavit of Descent for Gregory Michael Everett recorded in Deed Book 769, Page 176, in the Christian County Clerk's office.

Hazel Christine Castle died testate a resident of Christian County, Kentucky, on October 23, 2011, and pursuant to the Last Will and Testament of Hazel Christine Castle recorded in Will Book 63, Page 627, in the Christian County Clerk's Office, all of her interest in the real property passed to her spouse, James W. Castle.

James W. Castle died testate on March 1, 2020, a resident of Christian County, Kentucky, and pursuant to the Last Will and Testament of James W. Castle, recorded in Will Book 76, Page 396, in the Christian County Clerk's office, all of his interest in the real property (undivided 5/6 interest) was devised to Timothy Calvin Everett.

Dudley Calvin Everett, III died intestate on January 2, 2021, and his undivided 1/6th interest in the real property passed to his spouse and child, Maria (Penny) Everett and Ashley Everett. See Affidavit of Descent for Dudley Calvin Everett, III recorded in Deed Book 811, Page 623, in the Christian County Clerk's office.