

156727

3-9  
12-  
RECORDED

04 JUL 21 PM 1 24 Deed Bk 608 pg 434  
Christian County

CHRISTIAN COUNTY CLERK

**GENERAL WARRANTY DEED** *[Signature]* D.C.

THIS DEED OF CONVEYANCE is made and entered into this 21<sup>st</sup> day of JULY, 2004, by and between **MICHAEL T. SPAIN** and **STACEY L. SPAIN**, his wife, 2844 Princeton Rd Hopkinsville Ky 42240 hereinafter referred to as First Party; and **JAMES A. GIBSON** and **GALE GIBSON**, his wife, 842 Linnet Lane Hopkinsville Ky 42240 hereinafter referred to as Second Party;

**WITNESSETH:**

THAT for and in consideration of the sum of Twelve Thousand Dollars (\$12,000.00), 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, **JAMES A. GIBSON** and **GALE GIBSON**, his wife, equally and jointly unto survivorship, 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** the same property described in the plat recorded in Plat Cabinet 8, File 60, of the Christian County Clerk's Office and more fully described as follows:

Property located in Christian County, Ky., East on the East side of Ky. Hwy. 109 (Dawson Road), approximately 2.3 miles North of Eagle Way by-pass.

Beginning at an Iron pin in the Southeast intersection of Ky. Hwy. 109

Delivered to James A. Gibson  
7-23 2004

(Dawson Road) and Terry Lane; Thence North 66 degrees 03 minutes 38 seconds East with Terry Lane right of way 185.08 feet to an iron pin; Thence North 60 degrees 25 minutes 53 seconds East with said right of way 69.51 feet to an iron pin (set); Thence South 20 degrees 52 minutes 17 seconds East with a new line through Michael Spain Property 126.92 feet to an iron pin (set); Thence South 62 degrees 46 minutes 02 seconds West with a line between Lot Nos. 1 and 2 (Spain Division) 245.63 feet to an iron pin in the right of way of Ky. Hwy. 109; Thence North 24 degrees 53 minutes 30 seconds West with said right of way 134.05 feet to the beginning.

Property contains 0.733 Acres

Deed Bk 608 pg 435  
Christian County

The above description was prepared from a physical survey performed November 5, 2002, by Charles W. Billingsley, Kentucky Registered Land Surveyor 1582 and is subject to all easements and right of ways of record and in existence.

### **SOURCE OF TITLE**

**BEING** a portion of the same property conveyed to Michael T. Spain by deed dated October 20, 1994, from David B. Spain and Isabelle S. Spain, his wife, as recorded in Deed Book 514, Page 398, of the Christian County Clerk's Office. See also the deed from Samantha Hancock, formerly Samantha Spain, dated November 19, 1997, and recorded in Deed Book 542, Page 696, of 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, JAMES A. GIBSON and GALE GIBSON, his wife equally and jointly unto survivorship, 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.

Deed Bk 608 pg 436  
Christian County

FIRST PARTY:

*Michael T. Spain*  
MICHAEL T. SPAIN

*Stacey L. Spain*  
STACEY L. SPAIN

SECOND PARTY:

*James A. Gibson*  
JAMES A. GIBSON

*Gale Gibson*  
GALE GIBSON



STATE OF KENTUCKY )  
  ) SCT.  
COUNTY OF CHRISTIAN )

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me this 21<sup>st</sup> day of JULY, 2004, by MICHAEL T. SPAIN and STACEY L. SPAIN, his wife, First Party.

My Commission Expires: JANUARY 5, 2008

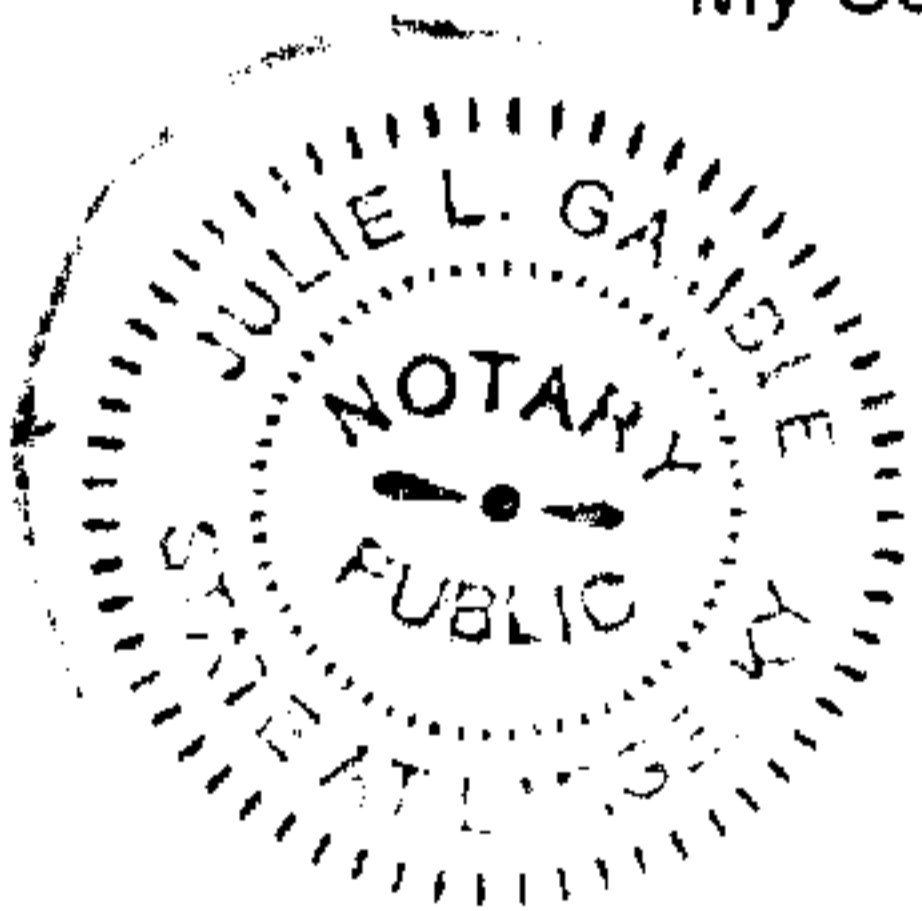
*Julie L. Gamble*  
NOTARY PUBLIC

STATE OF KENTUCKY )  
  ) SCT.  
COUNTY OF CHRISTIAN )

The foregoing Deed and Consideration Certificate was acknowledged and sworn before me, this 21<sup>st</sup> day of JULY, 2004, by JAMES A. GIBSON and GALE GIBSON, his wife, Second Party.

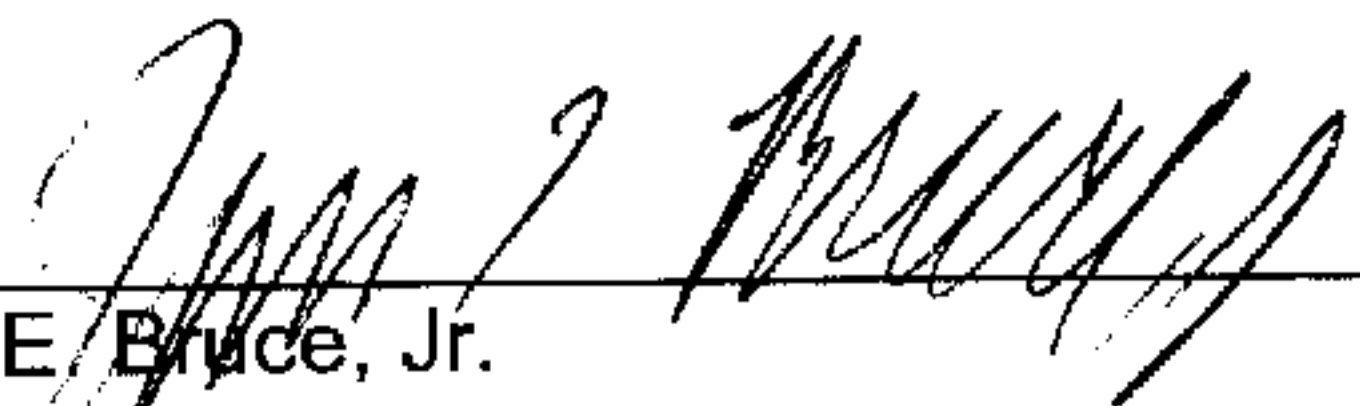
My Commission Expires: JANUARY 5, 2008

*Julie L. Gamble*  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

Deed Bk 608 pg 437  
Christian County

  
James E. Bruce, Jr.  
Attorney at Law  
1724 South Virginia Street  
Post Office Box 603  
Hopkinsville, Kentucky 42241  
(270) 886-6300  
04-107