

DEED

THIS DEED, made and entered into this 10th day of January, 1990, by and between Mary L. Campbell, a single person, of Pryse, Estill County, Kentucky and also having the address of 698 Tennessee Avenue, Lexington, Fayette County, Kentucky 40505, GRANTOR, and Clarence Edward Marshall, Jr. and Sceane Marshall, husband and wife, of 122 Woodland Avenue, Lexington, Fayette County, Kentucky 40502, GRANTEES.

WITNESSETH:

That for and in consideration of a total purchase price of \$25,000.00, the GRANTOR has this date bargained and sold, and hereby grants and conveys to the GRANTEES jointly, with right of survivorship, their heirs and assigns forever, the following described property, together with all appurtenances and improvements thereon, to-wit:

A certain tract or parcel of land in Estill County, Kentucky, on the waters of Millers Creek, beginning at a cedar at the road at 1: thence with Moberly's line S 59 1/2 E 39 poles crossing the Creek at a black ash at 2; thence up the hill S 33 1/2 E 55 poles to the point of the cliff; thence with a division ridge S 61 E 28 poles to two white oaks; thence S 36 E 13.2 poles; S 14 3/4 E 14 poles; S 10 poles; S 19 W 14 poles; S 34 1/4 W 23 poles to the dividing ridge at 2; and corner to Moberly; thence with the main dividing ridge it being the line S 44 1/2 E 17.2 poles; S 38 E 17.2 poles; S 4 W 24 poles; S 31 1/2 E 14 poles S 72 1/2 E 19 poles; S 82 E 20 poles; N 69 E 27 poles; N 89 E 17 poles; N 83 1/2 E 10 poles; to the Cole corner at 4; thence leaving the main ridge and with another ridge and its meanders N 1-12' E 22 poles; N 10-12' W 8 poles; N 35-12' W 36

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\$ 25⁰⁰

poles, N 1/2 W 27 poles; N 16-E 23 poles; N 9 W 24 poles; N 12 W 20 poles; N 10 1/2 W 18.76 poles; N 8-12' E 22.76 poles to the point of the cliff; thence N 12-12' W 35 poles to a beech tree marked "VC", and corner to Kelly's line; thence at 5; thence S 73 W 71 poles to 6; thence across the creek N 39 W 14 poles to Moberly's corner; S 60 1/2 W 29.56 poles; N 64 W 32 poles to the beginning, containing 145 1/2 acres, but there is excepted and reserved from said tract of land a tract sold by D.S. Everett, Sr. and others, dated September 10, 1906, and recorded in deed book 30, page 138, Estill County Clerk's office.

There is excepted from this description all of the land on the left hand side of the creek going up the creek, which land has heretofore been sold, and the line shall be on the right.

AND BEING the same property conveyed to Mary Campbell from Raymond C. Brown and Lemora Brown, husband and wife by Billy F. Williams, Master Commissioner, by Corrective Deed dated September 1, 1978, of record in Deed Book 152, Page 598, in the Office of the Estill County Clerk.

TO HAVE AND TO HOLD the above described property together with all appurtenances thereunto and improvements thereon unto GRANTEES, their heirs and assigns forever, GRANTOR has this day released and relinquished unto GRANTEES, their heirs and assigns forever, all the GRANTOR's right, title and interest in the above described property, including all exemptions as may be allowed by law. GRANTOR hereby covenants to and with GRANTEE that the GRANTOR is lawfully seised in fee simple title to the above described property and has a lawful right to convey it, and that title to this property is free, clear and unencumbered, with the exception of all easements, right-of-ways, and restrictions that may appear of record in the Estill County Clerk's office. GRANTOR hereby WARRANTS GENERALLY the title to this property.

STATE OF KENTUCKY, ESTILL County.

I, DORA N. HENRY Clerk of the County aforesaid, do certify that the foregoing DEED from MARY L. CAMPBELL to CLARENCE EDWARD MARSHALL JR. & SCEANE MARSHALL

was, on the 11TH day of JANUARY 19 90 lodged at 11:51 o'clock

A.M. in my office for record. Recorded DEED Book 187 Page 75

WITNESS my hand, this 11TH day of JANUARY 19 90.

Recording Fee \$ 10.50 DORA N. HENRY Clerk

BY *Dorinda Frederick* D. C.