

92056 DEED AND CONSIDERATION CERTIFICATE

THIS DEED, dated March 27, 2017 between Ward B. Wireman and Patricia E. Wireman, husband and wife, hereinafter referred to as GRANTORS, of 212 Frazier Lane, Jackson, Kentucky 41339 and BASA, LLC, a Kentucky limited liability company, hereinafter referred to as GRANTEE, of 247 Shady Lane, Lexington, Kentucky 40503. The in-care tax bill mailing address is BASA, LLC, 247 Shady Lane, Lexington, Kentucky 40503.

WITNESSETH:

That for and in consideration of the total purchase price of Ninety Five Thousand And 00/100 Dollars (\$95,000.00), the receipt of which is hereby acknowledged, GRANTORS have Bargained and Sold and do hereby Grant and Convey unto GRANTEE, its successors and assigns forever, the following described real estate situated in Breathitt County, Kentucky, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Ward B. Wireman and Patricia E. Wireman, his wife, by Deed dated February 13, 1995, recorded in Deed Book 176, Page 580 in the Breathitt County Clerk's Office.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto GRANTEE, its successors and assigns forever.

GRANTORS hereby release and relinquish unto GRANTEE, its successors and assigns forever, all of GRANTORS right, title and interest in and to said property, and covenant with GRANTEE, its successors and assigns forever, that GRANTORS are lawfully seized in fee simple title to said property, and have good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, the GRANTORS will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.

IN TESTIMONY WHEREOF, GRANTORS have hereunto affixed their signatures, this the day and year first above written.

+ Ward B. Wireman
Ward B. Wireman

+ Patricia E. Wireman
Patricia E. Wireman

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property.

BASA, LLC,
a Kentucky limited liability company

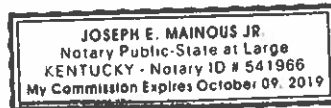
+ Ward B. Wireman
Ward B. Wireman

+ Brian Johnson
Brian Johnson, Member

+ Patricia E. Wireman
Patricia E. Wireman

STATE OF KENTUCKY)
COUNTY OF Fayette)SS

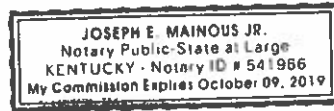
The foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 29 day of March, 2017, by Ward B. Wireman and Patricia E. Wireman, husband and wife, GRANTORS.

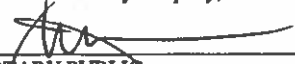


+ Joseph E. Mainous Jr.
NOTARY PUBLIC,
KENTUCKY, STATE AT LARGE
MY COM. EXP. 10/9/19

STATE OF KENTUCKY)
)SS
COUNTY OF FAYETTE)

The foregoing CONSIDERATION CERTIFICATE was acknowledged, subscribed and sworn to before me on this 27th day of March, 2017, by Brian Johnson, as Member of BASA, LLC, a Kentucky limited liability company, on behalf of said Company, GRANTEE.




NOTARY PUBLIC
KENTUCKY, STATE AT LARGE

MY COM. EXP. 10-9-19

PREPARED BY:


Joseph E. Mainous, Jr.
Mainous & Grant, PLLC
201 West Vine Street
Lexington, KY 40507
(859) 231-8004

JEM/CDH

EXHIBIT A
LEGAL DESCRIPTION

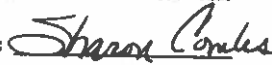
BEGINNING at a P.K. nail in the middle Glory Branch, said P.K. Nail being at the confluence of Glory Branch and a small drain, said point of beginning also being a corner to the property owned by J.M. Litteral; thence leaving said Glory Branch and going up the hill with the Litteral property line on a bearing of N 72 28 W, a distance of 122.27 feet to a 1/2 inch rebar with an aluminum survey cap; thence continuing up the hill on a bearing of N 41 30 30 W, a distance of 149.47 feet to another rebar and survey cap in an old fence; thence continuing up the hill with the old fence and the said Litteral line on a series of bearings and distances of N 12 10 W, 162.76 feet; N 10 01 40 W, 131.30 feet; N 6 26 20 W, 194.39 feet; N 3 58 W, 268.89 feet; N 2 04 40 E, 220.89 feet; N 3 37 W, 108.16 feet; N 13 51 15 W, 161.12 feet; N 1 19 30 E, 257.07 feet; N 1 20 30 E, 218.08 feet to a 1/2 inch rebar and survey cap on the top of the hill, said rebar and survey cap being a corner to J.M. Litteral and June H. Hurst; thence following the divide of the ridge line on a series of bearings and distances of N 86 04 E, 254.08 feet; N 82 44 15 E, 197.13 feet; N 82 39 E, 207.69 feet; N 30 21 30 E, 162.55 feet; N 6 27 E, 247.39 feet; N 3 45 20, 247.78; N 8 23 45 W, 153.06 feet; N 38 38 20 E, 217.03 feet; N 51 49 20 E, 198.74 feet; N 47 59 E, 147.70 feet; N 38 38 45 E, 105.73 feet; n 45 18 40 E, 9.00 feet to a 1/2 inch rebar with an aluminum survey cap, said rebar and cap being a corner to Amos Graham; thence continuing along the ridge line on a series of bearings and distances of S 70 54 20 E, 133.00 feet; S 69 28 13 E, 212.03 feet; S 29 58 30 E, 138.16 feet; S 14 52 E, 223.72 feet; S 54 41 E, 75.54 feet; S 65 51 30 E, 136.19 feet; S 73 04 E, 192.00 feet; S 31 39 E, 143.73 feet; S 28 58 30 W, 207.37 feet; S 18 53 W, 208.16 feet; S 23 45 30 W, 159.62 feet; S 18 30 30 W, 132.31 feet; S 11 43 10 W, 217.85 feet; S 4 00 30 W, 193.30 feet; S 3 38 E, 147.52 feet; S 52 37 45 E, 112.06 feet.; S 79 37 E, 193.76 feet; S 78 41 E, 169.58 feet; S 71 51 E, 93.77 feet; S 19 57 E, 178.06 feet; S 27 04 E, 215.96 feet; S 9 06 W, 201.62 feet; S 33 11 20 W, 174.78 feet; S 33 55 45 W, 129.44 feet, S 15 43 E, 75.22 feet; S 37 24 20 E, 110.49 feet; S 38 15 30 E, 184.53 feet; S 45 36 30 E, 235.02 feet, S 55 41 E, 112.51 feet; S 34 02 20 E, 171.75 feet; S 33 15 50 W, 199.40 feet; S 44 28 30 W, 126.19 feet; S 37 55 20 W, 200.84 Feet; S 30 14 50 W, 413.18 feet to a 1/2 inch rebar with an aluminum survey cap, said rebar and cap being a corner to Price Houndshell; thence continuing along the ridge line on a series of bearings and distances of N 73 57 W, 245.51 feet; N 79 58 40 W, 189.15 feet; S 63 47 50 W, 175.13 feet; S 59 11 50 W, 141.19 feet; S 87 23 50 W, 90.14 feet; N 82 34 30 W, 118.44 feet to a P.K. Nail in a large rock; thence N 40 19 40 W, 78.54 feet; N 84 22 10 W, 64.49 feet; N 87 35 10 W, 137.28 feet; N 81 41 10 W, 156.18 feet to the property corner of J.M. Litteral; thence leaving the ridge line with the said Litteral property line on a series of bearings and distances of N 21 52 10 W, 63.78 feet; N 5 21 30 W, 284.14 feet; N 0 11 30 W, 281.97 feet; N 39 53 40 W, 95.11 feet; N 15 22 10 W, 107.09 feet; N 46 48 10 W, 133.32 feet; N 8 25 30 W, 308.68 feet to a 1/2 inch rebar with an aluminum survey cap on the south bank of Glory Branch; thence going down the said Glory Branch on a series of bearings and distances of S 67 58 W, 119.56 feet; S 73 27 15 W, 110.17 feet; N 81 14 30 W, 27.73 feet; S 65 59 10 W, 89.32 feet; N 36 19 W, 25.00 feet; N 68 52 30 W, 41.86 feet; S 41 38 20 W, 20.00 to the point of beginning.

This tract contains a total of 167.00 acres of land but there is excepted out of this conveyance a cemetery containing 0.056 acres of land along with the rights of ingress and egress and more particularly described as follows:

BEGINNING at the southeast corner of the cemetery lot, said corner being found by measuring a distance of 316.63 feet on a bearing of N 82 08 E from a 1/2 inch rebar with an aluminum survey cap, said rebar and survey cap being at the end of the third call from the point of beginning of the above described tract; thence along a line on a bearing of N 2 02 W, a distance of 69.24 feet; thence along a line on a bearing of N 84 15 E, a distance of 38.29 feet; thence along a line on a bearing of S 6 00 W, a distance of 80.00 feet; thence along a line on a bearing of N 76 37 W, a distance of 28.04 feet to the point of beginning.

Being all the same property conveyed to Ward B. Wireman and Patricia E. Wireman, his wife, from Charlene Smith, by Deed dated 02/13/1995, recorded 02/13/1995, in DB 176, at PG 580, of record in the Breathitt County Court Clerk's office.

DOCUMENT NO: 115521
RECORDED ON: 3/29/2017 9:41:00 AM
COUNTY CLERK: BECKY CURTIS
COUNTY: BREATHITT CO
BOOK: D254 PAGE: 196 - 200 DEED

Signed: 

RECEIVED
BREATHITT COUNTY CLERK
2017 MAR 29 AM 9:42