

*Cover page for:*

# **Preliminary Title Evidence**

*Consisting of:*

- **Preliminary Title Certificate dated May 16, 2025 prepared by the law office of Clarke and Caudill; and**
- **Copies of the recorded documents identified therein.**

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## **Mason County, Kentucky**

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*For public auction to be conducted on June 24, 2025 by:*

**Schrader Real Estate and Auction Company, Inc.,**

in cooperation with

**Chuck Marshall and Chuck Marshall Auction & Real Estate Co., Inc.**

*On behalf of:*

**Richard Reid, in his capacity as Special Master Commissioner  
appointed by the Mason Circuit Court in Case No. 24-CI-00121**

To

CHARLES R. MARSHALL  
4565 MAYSVILLE ROAD  
FLEMINGSBURG, KENTUCKY 41041

Dated: May 16, 2025

PRELIMINARY  
T I T L E   C E R T I F I C A T E

I hereby certify that we have examined the records of the clerk of Mason County, Kentucky concerning certain real estate which is described as follows:

TRACT A:

A certain tract or parcel of ground bounded on the north by the Jersey Ridge Turnpike road, on the south and west by the lands of N.S. Stevenson, on the east by the land of N.S. Stevenson and the Maysville and Lexington Turnpike Road, containing 10 acres, more or less.

TRACT B:

That part of the farm of the late John R. Key which was assigned to his daughters Sallie and Mary T., when the land was divided, and described as follows:

That assigned to Mary T. Key is described on the plat as No. 2 and contains 50 acres; and that part assigned to Sallie Lee designated as Lot No. 2 on the plat and contains 25 acres being the same property conveyed to Mary T. Key and Sallie Lee (now Key) by Geo. W. Sulser, Commissioner, of the Mason Circuit Court by deed dated 27 April 1871 and recorded in Mason County Deed Book 77, page 395, and conveyed to Sallie Lee and husband and Mary T. Key to Chas. O. and Henry C. Dietrich, by deed dated 21 January 1876 and recorded in Mason County Deed Book 78, page 460, to which deeds reference is had for a fuller and more complete description.

Also 9 acres, 3 roods and 24 poles, being a part of the John R. Key farm beginning in the center of the road leading from the Maysville & Lexington Turnpike road to the dwelling in Campbell's line.

Tract B contains in all 84 acres, 3 roods and 24 poles, more or less.

TRACT C:

All that certain tract of land known as "Edgewood", lying on the west side of Maysville & Lexington Turnpike Road containing 17 acres, 3 roods and 12 poles of land, and fully described in the deed of Martha J. Sadler and W.C. Sadler, her husband, to Annie E. White, dated 3 April 1880 and recorded in Mason County Deed Book 81, page 532.

Tracts A, B and C are subject to all existing utilities above and below ground, recorded utility easements, and highway rights of way.

THERE IS EXCEPTED HEREFROM so much of the above described property as was conveyed to the Commonwealth of Kentucky for the use and benefit of the Department of Highways by deed from Maysville Club Corporation, dated February 6, 1963 and recorded on April 5, 1963 in Deed Book 165, page 571, Mason County Clerk's Office.

Being the same property conveyed Neff Golf, LLC, a Kentucky limited liability company, by deed dated and recorded on December 1, 2023 in Deed Book 391, page 579, Mason County Clerk's Office.

THE TITLE thereto is Fee Simple in  
Neff Golf, LLC, a Kentucky limited liability company

clear, free and unencumbered except as follows:

<b>TAXES--</b>	<b>City</b>	Paid through 2024
	<b>County</b>	Paid through 2024

2024 real property taxes in the amount of \$10,600.63 were paid on December 31, 2024. The property has a taxable value of \$875,000.00 and a tax map number of 049-00-00-017.00 according to the Mason County PVA.

**ENCUMBRANCES--** The property is subject to all easements, restrictions and rights of way of record including, but not limited to, the following:

1. 100' transmission line easement in favor of Kentucky Utilities Co. dated October 22, 1929 of record in Deed Book 130, page 463, Mason County Clerk's Office;
2. Easement in favor of Maysville Water Company dated November 29, 1940 of record in Deed Book 138, page 305, Mason County Clerk's Office; and
3. 10' power line easement in favor of City of Maysville dated June 21, 1981 of record in Deed Book 212, page 205, Mason County Clerk's Office.

**MISCELLANEOUS--**

1. The deed in favor of the present title holder, of record in Deed Book 391, page 579, Mason County Clerks' Office, contains the following language:  
  
"This conveyance is subject to the possibility of reverter with the condition subsequent being the Grantee shall maintain a minimum 18 hole, par 70, 6,000-yard golf course for a minimum of five (5) years from the date of the deed of conveyance, such golf course to be kept in good and playable condition for the duration of the five-year period. If said condition subsequent is not satisfied, fee simple interest automatically reverts back to the Grantor. This provision is to be interpreted as a covenant running with the land and will transfer to the Grantee, their successors, assigns, and heirs."
2. The property is possibly subject to a Notice of Attorney's Fee Lien in favor of Hon. R. Stephen McGinnis, in the amount of \$26,524.10, of record in Encumbrance Book 49, page 786, Mason County Clerk's Office.
3. Robert B. Anderson and Mary Milton Anderson executed an "Acknowledgment of Consent" concerning a fence possibly encroaching on the property of record in Deed Book 196, page 14, Mason County Clerk's Office. Said Acknowledgment set forth that

the Anderson fence encroached on the property by permission and consent of the title holder at that time and not adversely or by right.

4. The undersigned recommends that the property be surveyed.
5. The undersigned renders no opinion on any aspect of Mason Circuit Court Civil Action No. 24-CI-00121 which dictates auction of the above described property.

This certificate, of course, does not purport to cover matters not recorded in the official record of Mason County, including questions which a correct survey or field inspection would disclose, rights of persons in possession, zoning and other governmental regulations, rights to file materialmen's liens, or any other unrecorded taxes, assessments, or similar liens, zoning and other governmental regulations, and assumes the validity and correctness of the indexing system in current use in the Mason County Clerk's office. **It is specifically understood and agreed that this opinion is issued only for the benefit of addressee.** This certificate and the information as set forth herein is further limited by the period of our search. That period commences with a certain deed from Elizabeth A. Davidson, et al., in favor of Maysville Club Corporation, Incorporated, dated November 27, 1925 and recorded on December 8, 1925 in Deed Book 126, page 639, Mason County Clerk's Office, and a certain deed from Scott Stevenson, et al., to Maysville Club Corporation, Incorporated, dated and recorded on March 1, 1926 in Deed Book 127, page 129, Mason County Clerk's Office. The search period ends the date and time set forth at the beginning of this certificate.

Further, no certifications are made by the undersigned as to the following:

1. The interest of any person inheriting an interest in property whose name was omitted from any affidavit of descent or devise appearing in the chain of title for this property;
2. The propriety, including jurisdiction of the court or service on the parties, of any court proceeding that resulted in a deed that is in the chain of title for this property;
3. The judgment of any court affecting the chain of title for this property that is not properly recorded in the County Clerk's Office referenced above;
4. Any liens, out conveyances or other documents recorded against or by persons using names other than those contained in the chain of title; and
5. It is assumed by the undersigned that all persons who executed deeds or other documents in the chain of title were competent to do so at the time they executed said document.

CLARKE AND CAUDILL  
Attorneys at Law  
119 Sutton Street  
P. O. Box 427  
Maysville, Kentucky 41056

By: \_\_\_\_\_

Michael M. Clarke



TO HAVE AND TO HOLD said property unto the party of the second part, its successor and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

IN TESTIMONY WHEREOF the part Y of the first part executed on this, the 6th day of Feb, 19 63

WITNESSES:

MAYSVILLE CLUB CORPORATION

By Houston L. Wood

Houston L. Wood, President

ATTEST: Eugene C. Royse  
Eugene C. Royse, Secretary,  
Maysville, Club Corporation

(SEAL) CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY }  
COUNTY OF Mason } ss.

I, the undersigned, certify that the foregoing deed was produced before me in my said County and State and duly acknowledged by Houston L. Wood, President of Maysville Club Corporation, attested by Eugene C. Royse, Secretary of Maysville Club Corporation

part Y of the first part therein, to be their act and deed.

Witness my hand this, 6th day of February, 1963

Ida Lee Dodge

Clerk

County Court

Notary Public State at Large

(SEAL\*\*)

By

D. C. My Notary Commission Expires

12/8/66

Notary Public

County, Ky.

CLERK'S RECORDING CERTIFICATE

COMMONWEALTH OF KENTUCKY }  
COUNTY OF MASON } ss.

I, the undersigned clerk of the county court in and for the County and State aforesaid, certify that the foregoing deed from Maysville Country Club et al to the Commonwealth of Kentucky for the use and benefit of the Department of Highways was lodged for record in my office on the 5th day of April, 19 63, and has been duly recorded in Deed Book 165, page 571

Witness my hand on this the 5th day of April, 19 63.

C.T. Cotterill, Clerk

Clerk

County Court

\$11.00 Revenue stamps.

By Jackie Griffith D. C.

BE IT RESOLVED by the Board of Directors of Maysville Club Corporation that the President and Secretary of Maysville Club Corporation (Houston L. Wood and Eugene C. Royse) be empowered and directed to execute and deliver a deed of conveyance from Maysville Club Corporation to Commonwealth of Kentucky, for use and benefit of Department of Highways, for that certain property necessary in the reconstruction of State Highway # 68 as described in a copy of their deed of conveyance attached hereto as Exhibit A, in consideration of the sum of \$30,500.00 to be paid by the Commonwealth of Kentucky to Maysville Club Corporation.

I, Eugene C. Royse, certify that I am Secretary of Maysville Club Corporation, and that the foregoing Resolution was adopted by the Board of Directors of Maysville Club Corporation at a meeting held on February 5, 1963, at which time a quorum was present, pursuant to notice, and said resolution is in full force and effect.

This February 6, 1963.

(SEAL)

E.C. Royse  
Eugene C. Royse, Secretary  
Maysville Club Corporation

Company will not be liable for any damage for cutting or trimming trees in the manner and to the extent herein above specified.

In witness whereof, the undersigned have hereunto set their hands this 22 day of Oct. 1929.

J.G.Wadsworth.

Ida P.Wadsworth.

State of Kentucky,

County of Mason,

I, A.M. January, County Clerk in and for the State and County aforesaid, do hereby certify that the foregoing instrument in writing was this day produced before me in said County by J.G.Wadsworth and Ida P.Wadsworth, and acknowledged and delivered by them to be their act and deed.

Witness my hand this 22 day of Oct. 1929.

A.M. January C.C.

Jno. I. Claybrooke, D.C.C.

State of Kentucky,

Mason County, -----Sct.

I, A.M. January, Clerk of the Mason County Court, do certify that the foregoing Agreement, was on this day produced to me in my office, and lodged for record. Whereupon the same together with this and foregoing certificate has been duly recorded.

Witness my hand this 9th. day of January 1930.

A. M. January, Clerk:

By Rose Murphy, D. C.

Maysville Club Corp to Ky. Utilities Co.

No. 8889

Exd. & Bet. to owner 4/27/30 19

Transmission Line Easement Agreement.

The undersigned, Maysville Country Club, of Mason County, Kentucky, for the sole consideration of the sum of \$30.00 cash, receipt of which is hereby acknowledged and for no other consideration whatsoever, do hereby grant and convey unto Kentucky Utilities Company, a Kentucky corporation, its successors and assigns (hereinafter collectively referred to as the Company) for a period of one year and for such time thereafter as any electric transmission or telephone lines, or any extensions thereof may be maintained by the Company across any part of the lands hereinafter described; the right, power and privilege to construct, inspect, maintain, operate, rebuild and repair a transmission line or lines of the Company for the transmission of electrical energy, and any private telephone lines of the Company used in connection with said transmission system, along and upon the strip of land hereinafter described; together with the right of ingress and egress over the lands of the undersigned to and from said lines in the exercise of the rights and privileges herein granted; provided, however, that in exercising such rights of ingress and egress, the Company will, whenever practicable to do so, use regularly established highways or farm roads.

130 DB443

As a part of the consideration above mentioned, the undersigned hereby grant to the Company the further right to trim or remove any and all trees directly under the wires any and all other trees which are so near to said wires and of such height that in falling directly to the ground they would come in contact with said wires.

The lands belonging to the undersigned over which this easement is granted are situated in the County of Mason, State of Kentucky, and are described as follows:

Bounded on the North by the lands of J. Tom Goodwin, on the South by Respass, and containing approximately  $94\frac{3}{4}$  acres, situated on the Maysville & Lexington road about  $1\frac{1}{4}$  miles from the town of Maysville, being the same  $83\frac{3}{4}$  A. of which was conveyed to Maysville Club Corporation, by deed from Scott Stevenson and wife, dated 1st day of March 1926, and recorded in Deed Book 127, page 129, in the office of the Clerk of the County Court of Mason County, Kentucky, to which reference is hereby specifically made for the description therein contained, and 10 acres conveyed to said Maysville Club by Elizabeth A. Davidson et als., Nov. 27, 1925, by deed recorded in D.B. 126, page 639.

The specific strip upon which said transmission and telephone lines shall be located is 100 feet wide and the center line thereof described as follows: Beginning at a point in the line between the lands of the undersigned above described and the lands of J. Tom Goodwin, which beginning point is 60 feet 337-45W of station 60 running thence south 37-45 West for 1355 feet to a point in the line between the lands of the undersigned and Respass at station 75-45 of the Kentucky Utilities Co's transmission line survey. This easement grants the right to install necessary guys.

It is further expressly understood and agreed that the Company will pay to the undersigned any and all damages that may be caused to fences, crops, animals or roads of the undersigned by the Company in going upon said lands and strip, except that the Company will not be liable for any damage for cutting or trimming trees in the manner and to the extent herein above specified.

In witness Whereof, the undersigned have hereunto set their hand this 22 day of October 1929.

Maysville Club corporation  
By J. Barbour Russell President  
Ernest L. Zeigler, Secretary.

State of Kentucky,

County of Mason.

I, A.M. January County Clerk in and for the State and County aforesaid, do hereby certify that the foregoing instrument in writing was this day produced before me in said County by Ernest L. Zeigler, Secty. and acknowledged and delivered by him, to be its act and deed.

Witness my hand this 22 day of Oct. 1929.

A.M. January C.C.

By Jno. I. Claybrooke, D.C.C.

State of Kentucky,

Mason County,-----Ct.

I, A.M. January, Clerk of the Mason County Court, do certify that the foregoing Agreement, was on this day produced to me in my office, and lodged for record. Whereupon the same together with this and foregoing certificate has been duly recorded.

Witness my hand this 9th. day of January 1930.

A.M. January, Clerk.

By Rose Murphy, D. C.

Stewart to Ky. Utilities Co.

No. 8890

Exd. & Del. to owner 4/27/30 19

Transmission Line Easement Agreement.

The undersigned Mollie Stewart of Mason County, Kentucky, for the sole consideration of the sum of \$15.00 cash, receipt of which is hereby acknowledged, and for no other consideration whatsoever, do hereby grant and convey unto Kentucky Utilities Company, a Kentucky corporation, its successors and assigns (hereinafter collectively referred to as the Company) for a period of one year and for such time thereafter as any electric transmission or telephone lines, or any extensions thereof, may be maintained by the Company across any part of the lands hereinafter described; the right, power and privilege to construct, inspect, maintain, operate and rebuild and repair a transmission line or lines of the Company for the transmission of electrical energy, and any private telephone lines of the Company used in connection with said transmission system along and upon the strip of land hereinafter described; together with the right of egress and ingress over the lands of the undersigned to and from said lines in the exercise of the rights and privileges herein granted; provided, however, that in exercising such rights of ingress and egress, the Company, will whenever practicable to do so, use regularly established highways or farm roads.

As a part of the consideration above mentioned, the undersigned hereby grant to the Company the further right to trim or remove any and all trees directly under the wires and any and all other trees which are so near to said wires and of such height that in falling directly to the ground they would come in contact with said wires.

The lands belonging to the undersigned over which this easement is granted are situated in the County of Mason, State of Kentucky, and are described as follows:

On east by Maysville Country Club, on the West by Respass, and containing approximately 8 acres situated North of M. & Lexington road, from the Town of Maysville, being the same property devised to Mollie & Francis Nelson, by will from Mary Middleton, probated 11 day of June 1901 and recorded in Will Book Z, page 68, in the office of the Clerk of the County Court of Mason County, Kentucky, to which reference is hereby specifically made for the description therein contained.

The specific strip upon which said transmission and telephone lines shall be located

thereof is described as follows:

Being the same property conveyed the grantor, Eneas Myall, November 4, 1940 by deed from Abby Pickett Barbour et al, which deed is of record in D. B. 138, P. 286 records of the Clerk of the Mason County Court.

TO HAVE AND TO HOLD said real property, together with its privileges, appurtenances and the improvements thereon, unto the said Sallie C. Bryant, her heirs and assigns forever, with covenants of general warranty of title.

IN TESTIMONY WHEREOF, witness our hands this 25th day of November, 1940.

Eneas Myall  
Nellie Myall

STATE OF KENTUCKY  
COUNTY OF MASON.....SCT.

I, W. P. Herbert, Clerk of the Mason County Court do hereby certify that the foregoing Deed from Eneas Myall et al to Sallie C. Bryant was on the 28th day of November, 1940, produced to me in my office, acknowledged by Eneas Myall and Nellie Myall each to be their act and deed, stamped with \$ 7.70 Revenue Stamps and on the 29th day of November, 1940 lodged for record. Whereupon the same together with this certificate has been duly recorded.

Witness my hand this 29th day of November, 1940.

W. P. Herbert, Clerk  
By Virginia Maher, B. C.

*End road in park*

*Examined from  
10/31/39 to 12/1/40  
C. J. ...  
12/19/40*

No. 1432

Maysville Club Corporation

Exd. & Del. to owner

To

Maysville Water Company

THIS DEED made and entered into by and between the Maysville Club Corporation party of the first part, and the Maysville Water Company, a corporation, party of the second part.

WITNESSETH: That for and in consideration of One (\$1.00) Dollar cash in hand paid, receipt of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, grant and convey unto the said second party of the second part, its successors and assigns forever, the following described real property, to-wit:

The right of way, or easement, from the Maysville and Lexington road, up Smoky Hollow to the line of Stanley F. Reed.

Being the same right of way which was acquired from Amos Jenkins, unmarried, by the deed of record in Deed Book 127, page 406, by deed of Frank Hasson, unmarried, of record in Deed Book 127, page 407, by deed of Katie Coughlin, unmarried, of record in Deed Book 127, page 408, by deed of Minnie Hayes Baldwin and husband, of record in Deed Book 127, page 409, by deed of Margaret O. Mahoney, unmarried, of record in Deed Book 127, page 410, by deed of D. L. Desmond, unmarried, of record in Deed Book 127, page 411; by deed of Robert Varvell and wife, of record in Deed Book 127, page 412, by deed of Mose McGill and wife, of record in Deed Book 127, page 413, all of record in the Mason County Clerk's office, Mason County, Kentucky.

TO HAVE AND TO HOLD said easement unto the said party of the second part, its successors and assigns forever, with covenant of General Warranty.

WITNESS THE SIGNATURE of the first party hereto by its President, Mr. E. T. Kirk, duly authorized in the premises and duly attested, and the corporate seal of said Club Corporation attached by its Secretary, Mr. John H. Clarke, this 29 day of November, 1940.

SEAL

ATTEST:

John H. Clarke  
John H. Clarke, Secretary

MAYSVILLE CLUB CORPORATION

By E. T. Kirk  
E. T. Kirk, President

138DB 305

STATE OF KENTUCKY  
COUNTY OF MASON.....SCT.

I, Mary D. Hanlëy, a Notary Public in and for the state and county aforesaid, do hereby certify that the foregoing deed from the Maysville Club Corporation to the Maysville Water Company, was this day produced before me in the state and County aforesaid by its President, E. T. Kirk, who acknowledged the same to be the free act and deed of said Maysville Club Corporation and of E. T. Kirk, president of said Club Corporation.

Witness my hand and notarial seal at Maysville, Mason County, Kentucky, this 29th day of November, 1940.

Mary D. Hanley  
Notary Public, Mason County, Ky.

SEAL

My commission expires: March 17, 1941.

STATE OF KENTUCKY  
COUNTY OF MASON.....SCT.

I, W. P. Herbert, Clerk of the Mason County Court, do hereby certify that the foregoing deed was this day produced to me in my office, stamped with 55¢ Revenue Stamps and lodged for record; Whereupon the same, together with the foregoing and this certificate have been duly recorded.

Witness my hand this 1st day of December, 1940.

W. P. Herbert, Clerk  
Nora Hickey Herbert, D. C.

1433

J. N. Kehoe, Executor of M. F. Kehoe  
to  
Amelia F. Dinger

Exd. & Del. to Owner

THIS DEED OF CONVEYANCE from J. N. Kehoe, Executor of M. F. Kehoe, party of the first part to Amelia F. Dinger, party of the second part, all of Maysville, Mason County, Kentucky.

WITNESSETH: That for and in consideration of one dollar and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the party of the first part, by virtue of the authority vested in him under the will of M. F. Kehoe, recorded in W. B. 3 page 61, Mason County Court records, does hereby sell, grant and convey to the party of the second part her heirs and assigns, the following described real property, to-wit:

Located on the south side of Fourth street (Maysville and Lexington road) in the second ward of the City of Maysville, Mason County, Kentucky, commencing at a point in the outer edge of a stone wall on the south side of above mentioned street, in the division line of the late M. F. Kehoe, and Mr. and Mrs. Ross (formerly Wadsworth) and running with the outer edged of said wall, in a southeasterly direction up said street (or road) one hundred feet, more or less, to the line of Morgan (formerly Wilson); thence up the hillside, with Morgan's line, ninety-six feet, more or less to Wadsworth's line; thence straight across the hill, with Wadsworth's line one hundred and thirteen feet, more or less, to Ross' (formerly Wadsworth's line); thence down the hill one hundred and thirteen feet, more or less, with the line of Mr. and Mrs. Ross' and the late M. F. Kehoe to the point of beginning.

Being the same property belonging by inheritance and conveyance to the late M. F. Kehoe, by J. N. Kehoe and wife and J. G. Wadsworth and wife as shown by deeds recorded in D. B 112 page 40 and D. B. 113 page 153, Mason County Court records.

TO HAVE AND TO HOLD, the same with all the privileges and appurtenances thereunto belonging, unto the said party of the second part, her heirs and assigns forever, with covenant of general warranty, as Executor aforesaid.

Del.  
Stockton  
P. Wood  
6-26-81

POWER LINE EASEMENT

Maysville Club Corporation

30

of Mason County, Kentucky, Grantors,

for and in consideration of

have bargained and sold, and do hereby grant, sell and convey to the City of Maysville, Kentucky, its successors or assigns, hereinafter referred to as the City, a power line easement for the purpose and with those rights as are hereinafter described, across that real property located in Mason County, Kentucky, on or near \_\_\_\_\_, approximately

10 miles from the Town of Maysville, Kentucky, with the centerline of said 10 foot wide permanent easement being more particularly described as follows:

Beginning at a point in the Maysville Country Club and Suzie Collard property line, said point being 22 feet, more or less, measured in a southeasterly direction along said property line from the Maysville Country Club and Suzie Collard property corner, said corner being in the Ridge Associates & Breslin property line; thence across the property of Maysville Country Club N 71° 15' E. 120 feet, more or less, to a point; thence N. 62° 00' E. 300 feet, more or less, to a point; thence N. 53° 30' E. 190 feet, more or less, to a point; thence N. 25° 45' E. 5 feet, more or less, to a point in the Maysville Country Club and J. M. Walton property line, said point being 24 feet, more or less, measured in an easterly direction along said property line from the Maysville Country Club and J. M. Walton property corner, said corner being in the Ridge Associates & Breslin property corner.

This easement is located on a portion of the ground conveyed to grantor \_\_\_\_\_ by deed from \_\_\_\_\_ as recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Mason County Court Clerk's Records.

Grantee shall have a further temporary construction easement to extend not more than 25 feet on either side of the centerline as set out above except as to any area on which are presently located any residences or permanent structures.

212DB205

The real property rights herein granted and conveyed to the City include the right to enter upon the grantors' lands, to construct, repair, operate and maintain its power line and poles and related structures, together with the right of ingress and egress over the said lands to and from said line or poles in the exercise of the rights and privileges herein granted, provided, however, that in exercising such rights of ingress and egress, the City will, whenever practicable to do so, use regularly established highways or farm roads; said rights also include the right to fell and trim any and all trees and shrubbery and remove any obstructions located upon said easement that might create a hazard; said rights also include the right to restore and repair the area affected by said easement within a reasonable time after final completion of said construction.

The City shall pay for all damages that may be caused to fences, gates, crops, animals and other property, including the land not actually occupied by the power line as a result of it constructing, maintaining, repairing or operating said line and related facilities, except that it is specifically understood that the City shall not be liable for felling and trimming trees and shrubbery and removing any obstruction in the manner and to the extent hereinabove specified; and the City shall also remain liable for any damages sustained because of its negligence in the operation and maintenance of said line and related facilities.

The grantors, their successors, heirs, or assigns, are free to use and enjoy the lands crossed by said easement, except, however, that such use shall not conflict with any rights or privileges herein granted to the City, and that it is specifically understood that no structures or buildings, except gates and fences, shall be erected or moved upon said easement except by written permission from the City; and it is further understood that all power lines, and other related facilities installed on the herein described property at the City's expense, shall remain the property of the City and removable at its sole option.

TO HAVE AND TO HOLD said property unto the City of Maysville, its successors and assigns, with all the rights and privileges thereunto belonging as hereinbefore more particularly set forth, with covenant of General Warranty and lawful seisin.

IN WITNESS WHEREOF, grantors have hereunto set their hands this 25 day of JUNE, 1988.

I hereby certify that this instrument has been drafted by:

FOX, WOOD & WOOD  
ATTORNEYS AT LAW  
MAYSVILLE, KY.

W.C. McNeill  
MAYSVILLE CLUB CORP  
PROPERTY

Stephen B. W

STATE OF KENTUCKY, COUNTY OF MASON, SCT.

I, Martha M. Cotterill, Clerk of Mason County Court, do hereby certify that the foregoing Power Easement from Maysville Club Corp. to City of Maysville produced to me in my office and that in the amount of Five Dollars whereupon the same together with this and the foregoing certificate have been duly recorded this 25th day of June, 1988.

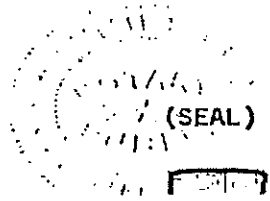
STATE OF KENTUCKY  
COUNTY OF MASON...SCT.

MARTHA M. COTTERILL, Clerk  
By B. Whaley, D.C.

The foregoing Power Line Easement was acknowledged before me this 25th day of JUNE, 1988, by Robert Blake, President of Maysville Club Corporation W.C. McNeill, PROPERTY CHAIRMAN OF THE MAYSVILLE CLUB CORP AS AUTHORIZED BY RESOLUTION OF THE BOARD OF DIRECTORS

Robert Blake  
NOTARY PUBLIC, STATE OF KY AT LARGE

My Commission Expires 5-10-83



1099 U.S. 68, Maysville,  
Mason County, Kentucky

When Recorded Return To:  
Fox, Wood, Wood & Estill  
24 West 3rd Street  
Attn: Real Estate  
Maysville, KY 41056  
2023-11-487

THIS DEED OF CONVEYANCE made and entered into this 1st day of December, 2023, by and between **Maysville Club Corporation Inc., a Kentucky Corporation**, Grantor, with a mailing address of 1099 U.S. 68, Maysville, KY 41056; and **Neff Golf, LLC, a Kentucky Limited Liability Company**, Grantee, with a mailing and tax billing address of 484 Glen Circle Drive, Maysville, KY 41056:

WITNESSETH: THAT for a valuable consideration of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$875,000.00) Dollars, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant and convey unto Grantee, their heirs/successors and assigns forever, the following described property located in Mason County, Commonwealth of Kentucky:

**TRACT A:**

A certain tract or parcel of ground bounded on the north by the Jersey Ridge Turnpike road, on the south and west by the lands of N.S. Stevenson, on the east by the land of N.S. Stevenson and the Maysville and Lexington Turnpike road, containing 10 acres, more or less.

**TRACT B:**

That part of the farm of the late John R. Key which was assigned to his daughters Sallie and Mary T., when the land was divided, and described as follows:

That assigned to Mary T. Key is described on the plat as No. 2 and contains 50 acres; and that part assigned to Sallie Lee designated as Lot No. 2 on the plat and contains 25 acres being the same property conveyed to Mary T. Keys and Sallie Lee (now Key) by Geo. W. Sulser, Commissioner, of the Mason Circuit Court by deed dated 27 April 1871 and recorded in Mason County Deed Book 77, page 395, and conveyed to Sallie Lee and husband and Mary T. Key to Chas. O. and Henry C. Dietrich, by deed dated 21 January

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1876 and recorded in Mason County Deed Book 78, page 460, to which deeds reference is had for a fuller and more complete description.

Also 9 acres, 3 roods and 24 poles, being a part of the John R. Key farm beginning in the center of the road leading from the Maysville & Lexington Turnpike road to the dwelling in Campbell's line.

Tract B contains in all 84 acres, 3 roods and 24 poles, more or less.

**TRACT C:**

All that certain tract of land known as "Edgewood", lying on the west side of Maysville & Lexington Turnpike Road containing 17 acres, 3 roods and 12 poles of land, and fully described in the deed of Martha J. Sadler and W.C. Sadler, her husband, to Annie E. White, dated 3 April 1880 and recorded in Mason County Deed Book 81, page 532.

Tracts A, B and C are subject to all existing utilities above and below ground, recorded utility easements, and highway rights of way.

Tract A being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Elizabeth A. Davidson, et al., dated 27 November 1925 and recorded in Deed Book 126, page 639, Mason County Court Clerk's Records.

Tracts B and C being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Scott Stevenson, et ux., dated 1 March 1926 and recorded in Deed Book 127, page 129, Mason County Court Clerk's Records.

This conveyance is subject to the possibility of reverter with the condition subsequent being the Grantee shall maintain a minimum 18 hole, par 70, 6,000-yard golf course for a minimum of five(5) years from the date of the deed of conveyance, such golf course to be kept in good and playable condition for the duration of the five-year period. If said condition subsequent is not satisfied, fee simple interest automatically reverts back to the Grantor. This provision is to be interpreted as a covenant running with the land and will transfer to the Grantee, their successors, assigns, and heirs.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, their heirs/successors and assigns forever.

GRANTOR does hereby release and relinquish unto the Grantee, their heirs/successors and assigns forever, all of its right, title, and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Grantee, their heirs/successors and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property. Provided, however, that there is excepted from the

foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements, and conditions of record affecting said title.

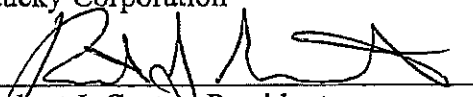
Grantee assumes and agrees to pay all ad valorem taxes assessed against the above described property for tax year 2024 and all subsequent years, 2023 ad valorem taxes having been paid by the Grantor and prorated between the parties as of the date of the transfer of this deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. Grantee joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

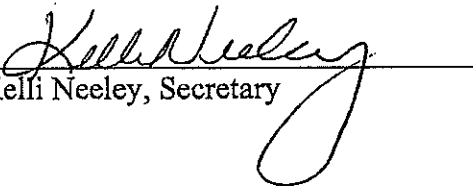
IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands, this the day and year first above written.

GRANTOR:

Maysville Club Corporation Inc., a  
Kentucky Corporation

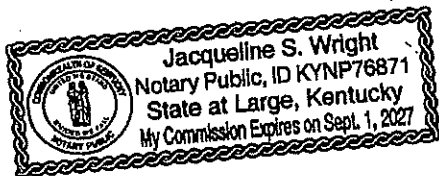
By:   
Robert J. Grutza, President

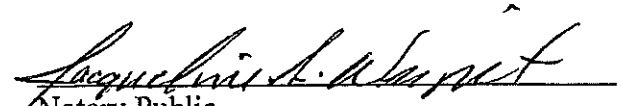
ATTEST:

By:   
Kelli Neeley, Secretary

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Robert J. Grutza, President and Kelli Neeley, Secretary of Maysville Club Corporation, a Kentucky Corporation, Grantor.



  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

GRANTEE:

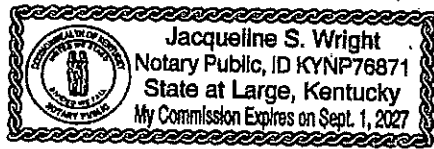
Neff Golf, LLC, a Kentucky Limited  
Liability Company

By: Cynthia M. Neff  
Cynthia M. Neff, Member

By: Louis C. Neff  
Louis C. Neff, Member

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Cynthia M. Neff, Member and Louis C. Neff, Member of Neff Golf, LLC, a Kentucky Limited Liability Company, Grantee.



Jacqueline S. Wright  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

I hereby certify that this  
instrument has been prepared by:

Jacqueline S. Wright  
Jacqueline S. Wright  
FOX, WOOD, WOOD & ESTILL  
ATTORNEYS AT LAW  
24 WEST THIRD STREET  
MAYSVILLE, KENTUCKY 41056  
(606) 564-5585  
realestate@fwwwe.law

COMMONWEALTH OF KENTUCKY  
MASON CIRCUIT COURT  
CIVIL ACTION NO. 24-CI-00121

CYNTHIA NEFF,

PETITIONER,

VS.

LOUIS NEFF,

RESPONDENT.

**NOTICE OF ATTORNEY FEE LIEN**

\* \* \* \* \*

Comes now the undersigned attorney and hereby claims a lien on property awarded to Louis Neff in Mason Circuit Court Case No. 24-CI-00121. The Deed Book and page numbers for the property on which a lien needs claimed is Deed Book 391, page 579, and Deed Book 354, page 339 of the Mason County Clerk's records. Please see Civil Action No. 24-CI-00121 for more detail. The relevant deeds are attached hereto. The land in question is currently owned as follows: Louis C. Neff, Deed Book 354, page 339 and Neff Golf, LLC, a Kentucky Limited Liability Company, Deed Book 391, page 579. The amount of the attorney fee lien claimed is \$26,524.10.

MCGINNIS LESLIE  
P. O. Box 280  
402 Main Street, Suite 2  
Greenup, KY 41144-0280  
Telephone: (606) 473-7303  
Facsimile: (606) 473-9003  
E-mail: [stephenmcginnis@mcginnisleslie.com](mailto:stephenmcginnis@mcginnisleslie.com)

BY:

  
HON. R. STEPHEN MCGINNIS

THIS INSTRUMENT PREPARED BY  
McGINNIS LESLIE  
ATTORNEYS-AT-LAW  
402 MAIN STREET  
P.O. BOX 280  
GREENUP, KENTUCKY 41144

  
\_\_\_\_\_  
HON. R. STEPHEN MCGINNIS

I hereby certify that a true and correct copy of the  
foregoing has been mailed, faxed and/or e-mailed to:

Hon. Su H. Kang  
McBrayer PLLC.  
500 West Jefferson St., Ste. 2400  
Louisville, KY 40202

This 4 day of May 2025.

  
\_\_\_\_\_  
HON. R. STEPHEN MCGINNIS

DOCUMENT NO: 157211  
RECORDED: December 01, 2023 02:12:00 PM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$875.00  
COUNTY CLERK: STEPHANIE SCHUMACHER  
DEPUTY CLERK: KATIE A MELLEKAMP  
COUNTY: MASON COUNTY  
BOOK: D391 PAGES: 579 - 582

1099 U.S. 68, Maysville,  
Mason County, Kentucky

When Recorded Return To:  
Fox, Wood, Wood & Estill  
24 West 3rd Street  
Attn: Real Estate  
Maysville, KY 41056  
2023-11-487

THIS DEED OF CONVEYANCE made and entered into this 1st day of December, 2023, by and between **Maysville Club Corporation Inc.**, a Kentucky Corporation, Grantor, with a mailing address of 1099 U.S. 68, Maysville, KY 41056; and **Neff Golf, LLC**, a Kentucky Limited Liability Company, Grantee, with a mailing and tax billing address of 484 Glen Circle Drive, Maysville, KY 41056:

WITNESSETH: THAT for a valuable consideration of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$875,000.00) Dollars, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant and convey unto Grantee, their heirs/successors and assigns forever, the following described property located in Mason County, Commonwealth of Kentucky:

**TRACT A:**

A certain tract or parcel of ground bounded on the north by the Jersey Ridge Turnpike road, on the south and west by the lands of N.S. Stevenson, on the east by the land of N.S. Stevenson and the Maysville and Lexington Turnpike road, containing 10 acres, more or less.

**TRACT B:**

That part of the farm of the late John R. Key which was assigned to his daughters Sallie and Mary T., when the land was divided, and described as follows:

That assigned to Mary T. Key is described on the plat as No. 2 and contains 50 acres; and that part assigned to Sallie Lee designated as Lot No. 2 on the plat and contains 25 acres being the same property conveyed to Mary T. Keys and Sallie Lee (now Key) by Geo. W. Sulser, Commissioner, of the Mason Circuit Court by deed dated 27 April 1871 and recorded in Mason County Deed Book 77, page 395, and conveyed to Sallie Lee and husband and Mary T. Key to Chas. O. and Henry C. Dietrich, by deed dated 21 January

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MASON COUNTY  
D391 PG579

MASON COUNTY

E49 PG788

1876 and recorded in Mason County Deed Book 78, page 460, to which deeds reference is had for a fuller and more complete description.

Also 9 acres, 3 roods and 24 poles, being a part of the John R. Key farm beginning in the center of the road leading from the Maysville & Lexington Turnpike road to the dwelling in Campbell's line.

Tract B contains in all 84 acres, 3 roods and 24 poles, more or less.

**TRACT C:**

All that certain tract of land known as "Edgewood", lying on the west side of Maysville & Lexington Turnpike Road containing 17 acres, 3 roods and 12 poles of land, and fully described in the deed of Martha J. Sadler and W.C. Sadler, her husband, to Annie E. White, dated 3 April 1880 and recorded in Mason County Deed Book 81, page 532.

Tracts A, B and C are subject to all existing utilities above and below ground, recorded utility easements, and highway rights of way.

Tract A being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Elizabeth A. Davidson, et al., dated 27 November 1925 and recorded in Deed Book 126, page 639, Mason County Court Clerk's Records.

Tracts B and C being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Scott Stevenson, et ux., dated 1 March 1926 and recorded in Deed Book 127, page 129, Mason County Court Clerk's Records.

This conveyance is subject to the possibility of reverter with the condition subsequent being the Grantee shall maintain a minimum 18 hole, par 70, 6,000-yard golf course for a minimum of five(5) years from the date of the deed of conveyance, such golf course to be kept in good and playable condition for the duration of the five-year period. If said condition subsequent is not satisfied, fee simple interest automatically reverts back to the Grantor. This provision is to be interpreted as a covenant running with the land and will transfer to the Grantee, their successors, assigns, and heirs.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, their heirs/successors and assigns forever.

GRANTOR does hereby release and relinquish unto the Grantee, their heirs/successors and assigns forever, all of its right, title, and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Grantee, their heirs/successors and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property. Provided, however, that there is excepted from the

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foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements, and conditions of record affecting said title.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above described property for tax year 2024 and all subsequent years, 2023 ad valorem taxes having been paid by the Grantor and prorated between the parties as of the date of the transfer of this deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. Grantee joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands, this the day and year first above written.

GRANTOR:

Maysville Club Corporation Inc., a  
Kentucky Corporation

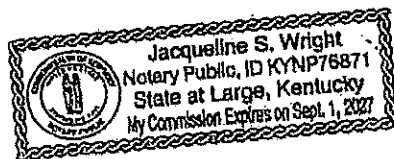
By: [Signature]  
Robert J. Grutza, President

ATTEST:

By: [Signature]  
Kelli Neeley, Secretary

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Robert J. Grutza, President and Kelli Neeley, Secretary of Maysville Club Corporation, a Kentucky Corporation, Grantor.



[Signature]  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

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MASON COUNTY  
D391 PG581

MASON COUNTY  
E49 PG790

GRANTEE:

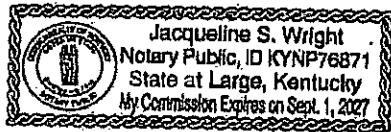
Neff Golf, LLC, a Kentucky Limited Liability Company

By: Cynthia M. Neff  
Cynthia M. Neff, Member

By: Louis C. Neff  
Louis C. Neff, Member

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Cynthia M. Neff, Member and Louis C. Neff, Member of Neff Golf, LLC, a Kentucky Limited Liability Company, Grantee.



Jacqueline S. Wright  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

I hereby certify that this instrument has been prepared by:

Jacqueline S. Wright  
Jacqueline S. Wright  
FOX, WOOD, WOOD & ESTILL  
ATTORNEYS AT LAW  
24 WEST THIRD STREET  
MAYSVILLE, KENTUCKY 41056  
(606) 564-5585  
realestate@fwwe.law

Fox, Wood, Wood & Estill | Maysville, Kentucky | fwwe.law

**DEED AND CERTIFICATION OF PURCHASE PRICE**

THIS DEED OF CONVEYANCE made and entered into this 30<sup>th</sup> day of December, 2015, by and between BROCK-MCVEY COMPANY, a Kentucky corporation, whose address is 1100 Brock-McVey Drive, Lexington, Kentucky 40555 ("Grantor"); and LOUIS C. NEFF, a married person, whose address is 484 Glen Circle, Maysville, Kentucky 41056 ("Grantee"). The in-care-of tax mailing address for this property is c/o Grantee at 484 Glen Circle, Maysville, Kentucky 41056.

WITNESSETH: for and in consideration of the total sum of \$30,000.00, cash in hand paid, the receipt of all of which is hereby acknowledged, Grantor does hereby SELL, GRANT AND CONVEY unto Grantee, in fee simple the following described real property with improvements thereon located in Fayette County, Kentucky, and more particularly described as follows:

Those three certain lots or parcels of ground lying in the Sixth Ward of the City of Maysville, Mason County, Kentucky, and described as follows:

Fronting each 38 feet and 6 inches on the north side of Forest Avenue and east side of the west driveway of the Carnation Company plant and extending north therefrom 120 feet to the line of the Carnation Milk Products Co., and being each 33 feet 6 inches in width on the north end, and shown on the plat of said Carnation Company, of record in Mason County Deed Book 129, page 168, in the Mason County Clerk's office.

Together with all rights of Grantor in the easement set forth in that certain Indenture dated January 22, 1935, from Carnation Company to E. T. Kirk and W. Holton Key, of record in Deed Book 133, page 559, in the Mason County Clerk's office.

Being the same property conveyed to Brock-McVey Company, a Kentucky corporation by deed dated July 5, 2002, of record in Deed Book 294, page 740, in the Mason County Clerk's office.

PROVIDED HOWEVER, this conveyance is made subject to all easements, restrictions and rights-of-way of record affecting said property and the taxes and assessments for the current year.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns forever.

Grantor does hereby release and relinquish unto Grantee, its successor and assigns forever, all of Grantor's right, title and interest in and to the above described property, including all exemptions allowed by law, and hereby covenants to and with Grantee, that Grantor will WARRANT GENERALLY the title to said property.

Grantee hereby assumes and agrees to pay all subsequent taxes and assessments against said property.

Grantor and Grantee do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration is the true, correct and full consideration paid for said property herein conveyed and that they further certify their understanding that falsification of the stated consideration or sale price of said property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

IN TESTIMONY WHEREOF, witness the hand of the Grantor and Grantee on this the date first above written.

GRANTOR:

BROCK-MCVEY COMPANY, a Kentucky corporation

By: 

Kevin D. Webb, President/COO

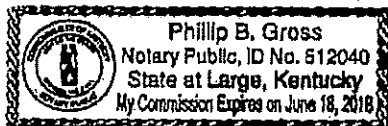
GRANTEE:

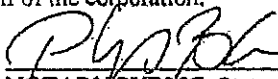
  
LOUIS C. NEFF, individually

STATE OF KENTUCKY )

COUNTY OF Fayette )

The foregoing Deed and Certification of Purchase Price was subscribed, sworn to and acknowledged before me this the 29<sup>th</sup> day of December, 2015, by Kevin D. Webb, as President/COO of BROCK-MCVEY COMPANY, a Kentucky corporation, on behalf of the corporation.

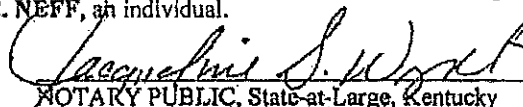


  
NOTARY PUBLIC, State-at-Large, Kentucky  
My Commission Expires: 6-18-2018  
Notary ID No.: 512040

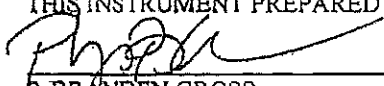
STATE OF KENTUCKY )

COUNTY OF Mason )

The foregoing Certification of Purchase Price was subscribed, sworn to and acknowledged before me this the 30 day of December, 2015, by LOUIS C. NEFF, an individual.

  
NOTARY PUBLIC, State-at-Large, Kentucky  
My Commission Expires: 9-1-19  
Notary ID No.: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

  
P. BRANDEN GROSS  
Morgan & Pottinger, P.S.C.  
133 West Short Street  
Lexington, Kentucky 40507  
direct dial: 859.226.5295  
fax: 859.255.2038  
Prepared without Benefit of Title Examination  
M:\Cases\BrockMcVey-TEMP\Deed.pbg.122415.doc

DOCUMENT NO: 167047

RECORDED: 5/2/2025 10:20:58 AM  
RECORDED: 5/2/2025 11:18:00 AM  
TOTAL FEES: \$17.00 TRANSFER TAX: \$30.00  
COUNTY CLERK: STEPHANIE SCHUMACHER  
DEPUTY CLERK: CARI A SMITH  
COUNTY: MASON COUNTY  
BOOK: D354 PAGES: 338 - 340  
DEPUTY CLERK: STEPHANIE SCHUMACHER  
COUNTY: MASON COUNTY  
BOOK: E49 PAGES: 786-793

ROBERT B. ANDERSON )  
AND )  
MARY MILTON ANDERSON )

TO: ACKNOWLEDGEMENT OF CONSENT ) Maysville Country Club )

MAYSVILLE CLUB CORPORATION )

\* \* \* \* \*

The undersigned for themselves and their successors in title do hereby acknowledge that they have constructed and are maintaining a fence partially on the property of Maysville Club Corporation adjoining their Lots Nos. 70-71 in Country Club Heights Subdivision, with the consent of Maysville Club Corporation by authority of its Board of Directors on 19 May 1975, and not adversely or by right.

IN TESTIMONY WHEREOF, witness our hands as of this 19th August 1975.

*Robert B. Anderson*  
Robert B. Anderson

*Mary Milton Anderson*  
Mary Milton Anderson

STATE OF KENTUCKY  
COUNTY OF MASON

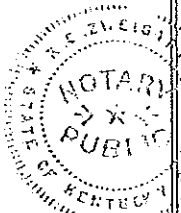
This is to certify the foregoing was acknowledged before me by Robert B. Anderson and Mary Milton Anderson, this 28 August 1975.

*John C. J... [Signature]*  
Notary Public, State of Large

My commission expires: 9/29/77

This instrument prepared by ROYSE, ZWEIGART & KIRK Attorneys at Law Maysville, Kentucky  
by *Robert F. J... [Signature]*

Robert B. Anderson et al. to Maysville Club Corp. was on this day produced to me in my office and tax in the amount of \$10.00 was paid, and lodged for record. Whereupon, the same together with this and the foregoing certificate have been duly recorded this 22 day of August, 1975.  
C. F. Cartmill, Clerk  
By *[Signature]* D.C.



ROYSE, ZWEIGART & KIRK  
ATTORNEYS AT LAW  
GERMAN BUILDING  
MAYSVILLE, KENTUCKY  
41056

1960B14