

ORDINANCE #110.89

ORDINANCE NUMBER 12-20

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY COMMONLY KNOWN AS IKERD Property Highway 1247 AND DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, SAID ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN; AND

WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNER(S), AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED; AND THE PROPERTY OWNER(S) HAVING WAIVED THE 60 DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM, SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPOATED IN FULL HEREIN BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE; AND

WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET; AND

WHEREAS, THE PROPERTY HAVING MET ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY:

SECTION 1. THAT THE PROPERTY COMMONLY KNOWN AS IKERD Property, LOTS 1-8, AS DESCRIBED IN THE ATTACHMENTS HERETO, WHICH ARE INCORPORATED IN FULL BY REFERENCE, IS HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS.

SECTION 2. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING: 9/10/12

SECOND READING: 9/24/12

APPROVED [Signature]  
EDWARD R. GIRDLER, MAYOR  
CITY OF SOMERSET, KENTUCKY

ATTEST: [Signature]  
DAVID GODSEY, CITY CLERK



BOOK PAGE  
0717 0322

170225

DEED

90

THIS DEED OF CONVEYANCE made and entered into this 6<sup>th</sup> day of June, 2003 by and between ORA FAYE WHEELDON AKA FAYE WHEELDON, an unmarried widow, of 2403 N. Hwy. 1247, Somerset, Kentucky 42503, by and through Marvin G. Wheeldon, her duly appointed Attorney In Fact, GRANTOR, and FRANK H. IKERD, III of 2641 N. Hwy. 1247, Somerset, Kentucky 42503, GRANTEE.

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Tract I having a fair cash value of One Hundred Fifteen Thousand and 00/100 (\$115,000.00) Dollars and Tract II having a fair cash value of Five Thousand and 00/100 (\$5,000.00) Dollars, the GRANTOR does hereby bargain, sell and convey unto the GRANTEE, FRANK H. IKERD, III, in fee simple, his heirs and assigns, the following described property, to-wit:

TRACT I: A certain tract or parcel of land lying and being in the County of Pulaski, State of Kentucky, about two and one half miles north of the City of Somerset, on the Somerset and Stanford Highway, now known as Highway #1247, and bounded and described as follows:

BEGINNING at a steel stake located on the west side of Highway No. 1247, same being the corner common to Roscoe Dick and Neikirk land; thence with the Dick line S 60 ½ W 49 ½ poles to a stake; thence N 40 W 96 feet to a stake; thence a new line N 60 ½ E a line parallel with the first line herein 49 poles more or less to a stake in the edge of Highway No. 1247; thence S 37 ½ E with the west side of said Highway right of way 96 feet to the beginning.

Being the same property conveyed to Homer E. Wheeldon and Ora Faye Wheeldon, husband and wife, by deed dated November 24, 1961 from Cora Neikirk, a widow, as appears of record in Deed Book 239, Page 81, Pulaski County Court Clerk's Office, Kentucky; Homer E. Wheeldon is now deceased and Ora Faye Wheeldon became the sole fee simple owner of the above described property by virtue of the survivorship provision in the aforesaid deed.

BOOK PAGE  
0717 0323

TRACT II: One certain tract or parcel of land lying and being approximately 3/10 miles North of Somerset, Pulaski County, Kentucky, on Highway #1247, ad more particularly described as follows:

Lot #1, Block "H" of the Camelot Subdivision, a subdivision to the City of Somerset, Kentucky, as shown by plat of same, of record in Plat Book 14, Page 16, now Plat Cabinet B, Slide 335, Pulaski County Court Clerk's Office, Kentucky, to which reference is hereby made for a more particular description.

Being the same property conveyed to Homer Wheeldon and Faye Wheeldon, husband and wife, by deed dated June 22, 1978 from Victor Sams and Marie Sams, husband and wife, as appears of record in Deed Book 386, Page 630, Pulaski County Court Clerk's Office, Kentucky; Homer E. Wheeldon is now deceased and Ora Faye Wheeldon became the sole fee simple owner of the above described property by virtue of the survivorship provision in the aforesaid deed.

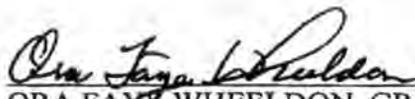
The 2003 property taxes shall be prorated and GRANTEE shall have possession of said property ninety days after delivery of deed.

TO HAVE AND TO HOLD all of GRANTOR'S right, title and interest in and to the aforesaid property, together with all the rights, privileges, appurtenances and improvements thereunto belonging unto the GRANTEE, FRANK H. IKERD, III, in fee simple, his heirs and assigns, forever, with covenant of GENERAL WARRANTY OF TITLE.

CONSIDERATION CERTIFICATE:

The parties hereto certify that the consideration reflected in this deed is the full consideration paid for the property transferred hereby. The GRANTEE joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the GRANTOR and GRANTEE, this the date first above written.

  
ORA FAYE WHEELDON, GRANTOR

BOOK PAGE  
0717 0324

BY: Marvin G. Wheeldon  
MARVIN G. WHEELDON, ATTORNEY IN  
FACT, SEE POWER OF ATTORNEY OF  
RECORD IN POWER OF ATTORNEY BOOK  
84, PAGE 165, PCCCO, KY  
Frank H. Ikerd, III  
FRANK H. IKERD, III, GRANTEE

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this 10 day of June, 2003 by ORA FAYE WHEELDON AKA FAYE WHEELDON, an unmarried widow, GRANTOR, by and through Marvin G. Wheeldon, her duly appointed Attorney In Fact.

Kimberly Johnson  
NOTARY PUBLIC  
MY COMM. EXPIRES: 6-26-07

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Consideration Certificate was signed, acknowledged and sworn to before me this 6 day of May, 2003 by FRANK H. IKERD, III, GRANTEE.

Kimberly Johnson  
NOTARY PUBLIC  
MY COMM. EXPIRES: 6-26-07

THIS DOCUMENT PREPARED BY:

Jay McShurley

JAY McSHURLEY, LAWYER  
126 NORTH MAPLE STREET  
P. O. BOX 1827  
SOMERSET, KENTUCKY 42502  
606-677-9014

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT 1  
TRUDY DENHAM, CLERK OF THE PULASKI COUNTY, CERTIFY  
THAT ON THE 10 DAY OF June 03 THE  
FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 120.00 WHEREUPON I HAVE RECORDED THE SAME.  
TOGETHER WITH THIS CERTIFICATE, THIS 10 DAY  
OF June 03 IN Book 717 PAGE 322  
ATTEST TRUDY DENHAM, CLERK  
BY: Zeala Reed D.C.

ANNEXATION REQUEST FORM

I, Frank H. Ikerd III formally request annexation

Of my property located

at LOT 2 off East Racetrack Road

\_\_\_\_\_ into the City of Somerset.

I also request that the 60 day waiting period be waived.

I am requesting that my property be zoned B2.

Sincerely,  
Frank H. Ikerd III

Date 09.05.12

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BOOK 0864 PAGE 166

315986

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 24<sup>th</sup> day of January, 2011, by and between CHARLES IRVINE, an unmarried person, of 151 Edgewood Estates, Harrodsburg, Kentucky 40330, GRANTOR and FRANK H. IKERD, III, an unmarried person, of 2641 N. Hwy 1247, Somerset, Kentucky 42503, GRANTEE.

WITNESSETH: For and inconsideration of the sum of SEVENTY-TWO THOUSAND AND FIVE HUNDRED DOLLARS AND NO CENTS (\$72,500.00), Grantor does hereby convey, in fee simple, all of his interest unto Grantee his heirs and assigns, forever, the following described tract or parcel of land, with a new and more accurate description, to-wit:

A certain tract or parcel of land lying near the city of Somerset, in the County of Pulaski, State of Kentucky and located on East Race Track Road and is more particularly described as follows:

Unless stated otherwise, any monument referred to herein as "pin and cap" is a set 5/8" diameter steel rebar, eighteen (18") inches in length, with a red plastic survey cap stamped "J.C.D. PLS 3138".

Unless stated otherwise, any monument referred to herein as "Witness Pin" is a set 5/8" diameter steel rebar, eighteen (18") inches in length, with a yellow plastic survey cap stamped WITNESS MON. PLS 3138. All bearings shown hereon are referenced to the magnetic meridian as observed on September 29<sup>th</sup>, 2004.

BEGINNING at a "pin and cap" located on East Race Track Road right-of-way 15.0' from center and located S 70° 20' 39" W a distance of 929.15' from a found magnetic pk nail located at the intersection of KY HWY 1247 and East Race Track Road, said "pin and cap" being a corner to Aaron Hutchinson (deed book 796, page 294); Thence with Hutchinson S 46° 21' 13" W a distance of 197.87' to a found 1-1/2" steel pipe; Thence S 43° 49' 54" E a distance of 99.55' to a found 1" steel pipe, said pipe located in the line of Marie Smith (deed book 365, page 61); Thence with Smith S 46° 29' 35" W a distance of 649.66' to a found 10" wood fence post located N 10° 46' 03" W a distance of 0.58' from a found reference monument stamped J.C.D. MON. PLS 3138, said fence post located in the line of Marcella Gay (deed book 708, page 407); Thence with Marcella Gay N 10° 21' 17" W a distance of 10.78' to a found 1/2" steel rebar with an orange plastic survey cap stamped "BURGIN 3167"; Thence in part with Marcella Gay and in part with Allen Ray Sullivan (deed book 782, page 383) N 12° 25' 11" W a distance of 266.57' to a "pin and cap"; Thence continuing with Sullivan N 11° 53' 48" W passing over a "witness monument" a distance of 227.40' in all a total distance of 228.28' to a found 6" wood fence post; Thence N 44° 05' 44" E a distance of 340.09' to a found 1/2" steel rebar with an orange plastic survey cap stamped LPLS 1253 and being a corner to Sheila Shepherd (deed book 837, page 314); Thence with Shepherd N 44° 36' 30" E a distance of 234.57' to a found 10"

wood fence post located in East Race Track road right-of-way, 15.0' from center, said fence post located S 44° 36' 30" W a distance of 0.60' from a found ½" steel rebar with a orange plastic survey cap stamped LPLS 1253; Thence with East Race Tract Road S 45° 03' 14" E a distance of 353.77' to the **POINT OF BEGINNING**, and containing **6.76 Acres** according to a survey performed under the direct supervision of Jody C. Dagley PLS 3138, with JD Land Surveying, Inc. on January 5, 2011.

Above described property is subject to all easements, exceptions, rights-of-ways, covenants, and restrictions of record or that may apply.

Being the same property conveyed to CHARLES IRVINE AND BETTY LOU IRVINE, by Deed of Conveyance dated the 25<sup>th</sup> day of January, 1967 and recorded in Deed Book 274, Page 213, in the office of the Pulaski County Court Clerk. Wherein, Charles Irvine took full rights and title to this property based upon the survivorship clause of above-mentioned deed, upon the death of Betty L. Irvine, on November 28, 1992, whose estate probated in Pulaski County, Kentucky and is of record as Case Number 92-P-410.

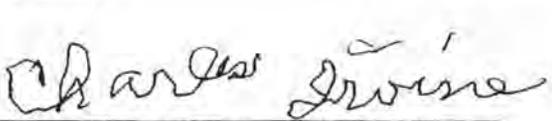
TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging unto the Grantee, in fee simple absolute, his heirs and assigns, forever, with covenant of GENERAL WARRANTY.

The 2011 Property Taxes shall be paid by the Buyer, Frank H. Ikerd, III, and buyer shall take possession of property with deed delivery.

CONSIDERATION CERTIFICATE

We CHARLES IRVINE AND FRANK H. IKERD, III do hereby certify, pursuant to KRS Chapter 382, that the above-stated consideration is the true, correct and full consideration for the property herein conveyed.

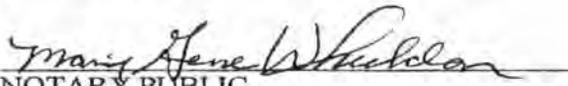
IN WITNESS WHEREOF, the parties hereunto set their hands on the day and year first above written.

  
CHARLES IRVINE, GRANTOR

  
FRANK H. IKERD III, GRANTEE

STATE OF KENTUCKY}  
COUNTY OF PULASKI}

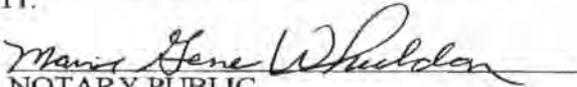
The foregoing Deed of Conveyance from CHARLES IRVINE and Consideration Certificate was produced, subscribed, acknowledged and sworn to before me by CHARLES IRVINE, Grantor this 24<sup>th</sup> day of January, 2011.

  
NOTARY PUBLIC

My commission expires: 1-5-2014

STATE OF KENTUCKY}  
COUNTY OF PULASKI}

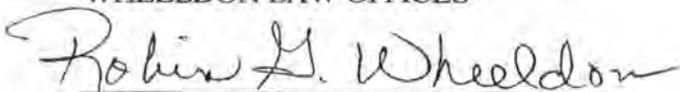
The foregoing Deed of Conveyance to FRANK H. IKERD, III and Consideration Certificate was produced, subscribed, acknowledged and sworn to before me by FRANK H. IKERD, III, Grantee this 24<sup>th</sup> day of January, 2011.

  
NOTARY PUBLIC

My commission expires: 1-5-2014

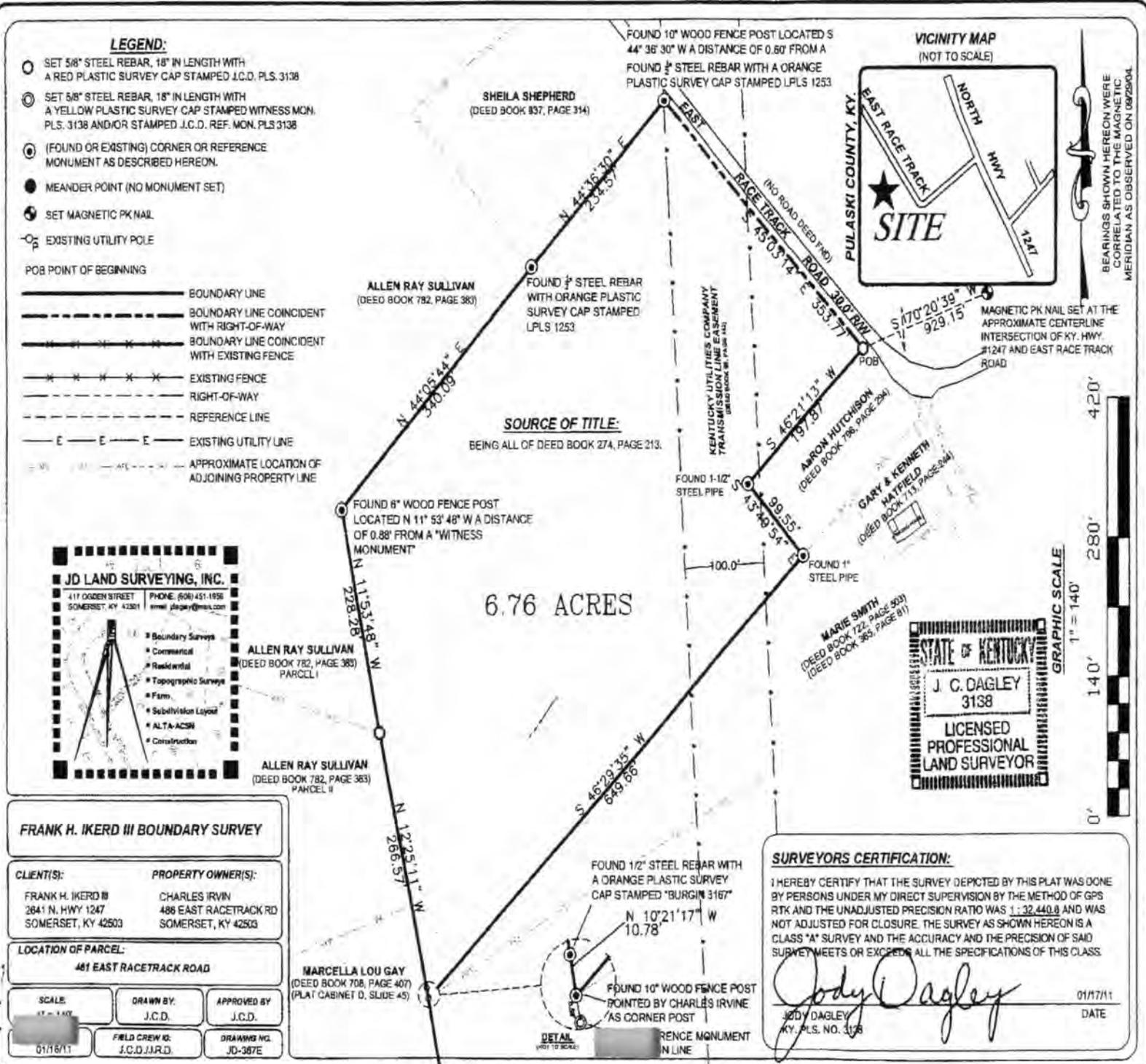
This instrument was prepared by:

WHEELDON LAW OFFICES



Hon. Robin G. Wheeldon  
1795 Alysheba Way, Suite 3102  
Lexington, KY 40509  
Phone: (859) 264-1115  
Fax: (859) 264-1116

BOOK 0864 PAGE 169



**LEGEND:**

- SET 5/8" STEEL REBAR, 18" IN LENGTH WITH A RED PLASTIC SURVEY CAP STAMPED J.C.D. PLS. 3138
- ⊙ SET 5/8" STEEL REBAR, 18" IN LENGTH WITH A YELLOW PLASTIC SURVEY CAP STAMPED WITNESS MON. PLS. 3138 AND/OR STAMPED J.C.D. REF. MON. PLS. 3138
- ⊙ (FOUND OR EXISTING) CORNER OR REFERENCE MONUMENT AS DESCRIBED HEREON.
- MEANDER POINT (NO MONUMENT SET)
- ⊙ SET MAGNETIC PK NAIL
- ⊙ EXISTING UTILITY POLE
- POB POINT OF BEGINNING

- BOUNDARY LINE
- BOUNDARY LINE COINCIDENT WITH RIGHT-OF-WAY
- BOUNDARY LINE COINCIDENT WITH EXISTING FENCE
- EXISTING FENCE
- RIGHT-OF-WAY
- REFERENCE LINE
- EXISTING UTILITY LINE
- APPROXIMATE LOCATION OF ADJOINING PROPERTY LINE

**JD LAND SURVEYING, INC.**  
 417 OGDEN STREET  
 SOMERSET, KY 42501  
 PHONE: (606) 451-1956  
 email: jdagley@jdlas.com

- Boundary Surveys
- Commercial
- Residential
- Topographic Surveys
- Farm
- Subdivision Layout
- ALTA-ACSM
- Construction

**FRANK H. IKERD III BOUNDARY SURVEY**

CLIENT(S):	PROPERTY OWNER(S):
FRANK H. IKERD III 2641 N. HWY 1247 SOMERSET, KY 42503	CHARLES IRVIN 486 EAST RACETRACK RD SOMERSET, KY 42503

LOCATION OF PARCEL:  
461 EAST RACETRACK ROAD

SCALE: 1" = 140'	DRAWN BY: J.C.D.	APPROVED BY: J.C.D.
DATE: 01/16/11	FIELD CREW ID: J.C.D./J.R.D.	DRAWING NO. JD-367E

6.76 ACRES

SOURCE OF TITLE:  
BEING ALL OF DEED BOOK 274, PAGE 213.

**SURVEYORS CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS RTK AND THE UNADJUSTED PRECISION RATIO WAS 1:32,440.0 AND WAS NOT ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND THE PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL THE SPECIFICATIONS OF THIS CLASS.

*Jody Dagley*  
 JODY DAGLEY  
 KY. PLS. NO. 3138  
 01/17/11  
 DATE

STATE OF KENTUCKY COUNTY OF PULASKI, SCT.  
 Ralph Troxteill, Clerk of Pulaski County, certify that on the 25 day of Jan, 2011, the foregoing deed was produced to me certified as above and lodged for record. Transfer tax was paid in the sum of 72.50 whereupon I have recorded the same together with this certificate this 25 day of Jan, 2011 in Deed Book 864 Page 1166  
 Attest: Ralph Troxteill, Clerk By Ralph Troxteill DC.



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BOOK PAGE  
0745 0530

DEED

124

204388

\* \* \* \* \*

THIS DEED OF CONVEYANCE made and entered into this the ~~1st~~<sup>3rd</sup> day of ~~August~~<sup>September</sup>, 2004, by and between Michael S. Todd and Maretta Todd, his wife, of 2589 North Highway 1247, Somerset, Kentucky, 42503, Grantors, and Frank Ikerd III, a single man, of 2641 North Highway 1247, Somerset, Kentucky, 42503, Grantee:

WITNESSETH:

That for and in consideration of the sum of (\$69,900) SIXTY-NINE THOUSAND NINE HUNDRED DOLLARS, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, grant and convey unto the GRANTEE, the following described real property, to wit:

BEING a certain tract or parcel of land in the Community of Somerset, County of Pulaski, State of Kentucky, and described as follows, to wit:

Beginning on an Iron Pin in the East right-of-way of Kentucky 1247, said pin being a corner to W. Korte; thence with the line of Korte S 60 degrees, 32' 42" W 250.00 feet to an iron pin, a corner to Frank Ikerd III; thence leaving the line of Korte and running with the line of Ikerd N 34 deg. 59' 07" W 75.00 feet to an iron pin; thence N 60 deg. 32' 42" E 250.00 feet to an iron pin in the right-of-way of Ky. 1247; thence leaving the line of Ikerd and running with the right-of-way of Ky. 1247 S 34 deg. 59' 07" E 75.00 feet to the point of beginning, and containing 0.43 Acres, more or less, as surveyed by F. G. Vaught, LS # 1563, dated April 30, 1992.

This being the same property conveyed to Michael S. Todd and Maretta Todd by Annetta S. Matthews and Clifford Matthews, Jr., her husband by deed dated 9-17-99, which is of record in Deed Book 644, Page 122, Pulaski County Court Clerk's Office, Kentucky.

The GRANTEE shall receive possession of the hereinabove described property Thirty (30) days after delivery of Deed.

It is further agreed and understood by and between the parties that the 2004 property taxes assessed against the hereinabove described property shall be pro-rated between the parties hereto.

TO HAVE AND TO HOLD all the GRANTORS' right, title and interest in and to the aforesaid property, together with all the rights, privileges, appurtenances and improvements thereunto belonging unto the GRANTEE, in fee simple forever, with Covenant of General Warranty of Title.

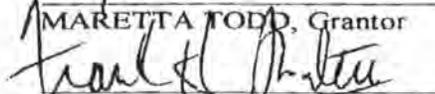
CONSIDERATION CERTIFICATE:

The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid for the property transferred hereby. The GRANTEE joins in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN WITNESS WHEREOF, the Parties hereunto have placed their hands the date and year first above written.

  
MICHAEL S. TODD, Grantor

  
MARETTA TODD, Grantor

  
FRANK IKARD III, Grantee

BOOK PAGE  
3745 0532

COMMONWEALTH OF KENTUCKY  
COUNTY OF PULASKI....SCT.

The foregoing Deed and Consideration Certificate was duly acknowledged, subscribed and sworn to before me this the 3 day of Sept, 2004, by Michael S. Todd and Maretta Todd, his wife, to be their free act and deed in due form of law.

  
NOTARY PUBLIC

My Commission Expires: 6-26-07

COMMONWEALTH OF KENTUCKY  
COUNTY OF PULASKI....SCT.

The foregoing Consideration Certificate was duly subscribed and sworn to before me this the 3 day of Sept, 2004, by Frank Ikerd III to be his free act and deed in due form of law.

  
NOTARY PUBLIC

My Commission Expires: 6-26-07

THIS INSTRUMENT PREPARED

BY: Michael S. Todd

Michael S. Todd, 2589 North Highway 1247, Somerset, Kentucky, 42503

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT. I  
TRUDY DENHAM, CLERK OF THE PULASKI COUNTY, CERTIFY  
THAT ON THE 13 DAY OF Sept 2004 THE  
FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 70.00 WHEREUPON I HAVE RECORDED THE SAME,  
TOGETHER WITH THIS CERTIFICATE, THIS 13 DAY  
OF Sept 2004 IN Deed BOOK 743 PAGE 520  
ATTEST TRUDY DENHAM, CLERK.  
BY: Trudy Denham D.C.



(4)

After recording - mail to:  
SOUTHERN TITLE, LLC.  
112 North Main St.  
Somerset, KY 42501.

- mail tax bill to  
Frank H. Ikard III  
2641 N. Highway 1247  
Somerset, Ky 42503

BOOK 0839 PAGE 701

29

290348

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made and entered into this 3rd day of June, 2009, by and between CHAD R. ELLNOR and CASANDRA N. ELLNOR, husband and wife, 515 East Racetrack Road, Somerset, Kentucky 42503, **GRANTORS**, and FRANK H. IKERD, III, a single person, of 2641 N. Highway 1247, Somerset, Kentucky 42503, **GRANTEE**.

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED NINETY THOUSAND DOLLARS and 00/100 (\$190,000.00), the receipt of which is hereby acknowledged, the **GRANTORS** hereby bargain, sell and convey unto the **GRANTEE**, in fee simple, his heirs and assigns forever and with covenant of general warranty, the following described property located in Pulaski County, Kentucky, and being more fully described as follows, to-wit:

**PARCEL NO. I:**

A certain tract or parcel of land lying and being in Pulaski County, Kentucky, and being more particularly described as follows:

BEGINNING at a post, the Southwest corner of a tract sold to Sandusky, as appears of record in Deed Book 461, Page 298; thence N 62 degrees 40' E, 191.0 feet to a steel pin; thence S 25 degrees 03' E, 55.0 feet to a steel pin; thence S 62 degrees 40' W, 255.8 feet to a steel pin; thence N 27 degrees 20' W, 77.0 feet to a steel pin; thence N 62 degrees 40' E, 64.5 feet to a steel pin; thence 22.0 feet to a post, the point of beginning.

Being the same property conveyed to Clyde Robert Ellnor, Sr., a/k/a Clyde Robert Ellnor, by Deed of Conveyance from Clyde Robert Ellnor, Sr., et al, dated May, 1992, of record in Deed Book 525, Page 279, Pulaski County Court Clerk's Office, Kentucky. Clyde Robert Ellnor, a/k/a Clyde Robert Ellnor, Sr. departed this life intestate April 23, 2003, and left Michelle E. Shumard and Chad R. Ellnor as his only heirs at law as shown by Affidavit Descent of record in Deed Book 729, Page 295, Pulaski County Court Clerk's

Office, Kentucky. Michelle E. Shumard and Ronald R. Shumard, her husband, conveyed their interest to Grantors by Deed, dated December 22, 2003, in Deed Book 729, Page 296, and Deed of Correction, dated March 23, 2005, Deed Book 838, Page 399, all of record in the Pulaski County Court Clerk's Office, Kentucky.

**PARCEL NO. II:**

A certain tract of land located in Pulaski County, Kentucky, on the west side of Highway 1247, about 2½ miles north of Somerset, Kentucky, and being Tract No. 4 on the Clyde Ellnor Survey prepared by Bobby Hudson, Licensed Land Surveyor, and dated August 1, 1983, and being more particularly described as follows:

TRACT NO. 4: BEGINNING at a post which said post is the north west corner of Gary Ikerd, and said post being a corner of Charles Ervin, thence leaving Gary Ikerd's line, with Charlie Ervin's Fence, N 36 deg. 10' W 161.0' to an iron pin; thence leaving Charlie Ervin's fence, N 62 deg. 38' E 223.0' to an iron pin; thence N 28 deg. 43' W 12.0' to an iron pin; thence N 62 deg. 40' E 159.0' to an iron pin; thence S 27 deg. 20' E 72.0' to an iron pin; thence N 62 deg. 40' E 255.8' to an iron pin; thence S 27 deg. 14' E 97.5' to an iron pin, in Gary Ikerd's line; thence with Gary Ikerd's line fence, S 62 deg. 37' W 603.5' to the point of beginning, containing 1.9212 acres more or less.

Being Tract No. 4 of the same property conveyed to Clyde R. Ellnor, Sr. and Judy B. Ellnor, his wife, by Deed of Conveyance from Betty D. West, et al, dated August 12, 1983, of record in Deed Book 425, Page 353, Pulaski County Court Clerk's Office, Kentucky. Judith Lorraine Ellnor, a/k/a Judy B. Ellnor, single, conveyed her interest in the above described property to Clyde Robert Ellnor, Sr., a/k/a Clyde Robert Ellnor, by Deed, June 9, 1992, of record in Deed Book 525, Page 277, Pulaski County Court Clerk's Office, Kentucky. Clyde Robert Ellnor, a/k/a Clyde Robert Ellnor, Sr. departed this life intestate April 23, 2003, and left Michelle E. Shumard and Chad R. Ellnor as his only heirs at law as shown by Affidavit of Descent of record in Deed Book 729, Page 295, Pulaski County Court Clerk's Office, Kentucky. Michelle E. Shumard and Ronald R. Shumard, her husband, conveyed their interest to Grantors by Deed of Correction, dated March 23, 2005, Deed Book 838, Page 399, of record in the Pulaski County Court Clerk's Office, Kentucky.

**AND**

Grantors hereby convey to Grantee all their right, title and interest in Easement granted to Clyde Robert Ellnor, Sr. by Samuel Ray Godby, et al, by instrument dated October 8, 1992, of record in Deed Book 525, Page 274, Pulaski County Court Clerk's Office, Kentucky, for the purpose of ingress and egress to the above described land from East Racetrack Road, said easement being described as follows:

BEGINNING at an iron pin on the East Racetrack Road, corner to Hines; thence N 61 deg. 17' 10" E 15.0' to an iron pin; thence leaving the East Racetrack Road S 28 deg. 13' 44" E 89.35' to an iron pin; thence S 53 deg. 59' 34" E 20.11' to an iron pin; thence S 79 deg. 37' 33" E 26.74' to an iron pin; thence N 80 deg. 50' 57" E 22.97' to an iron pin; thence S 61 deg. 38' 52" E to an iron pin, corner to Hines; thence N 28 deg. 52' 12" E approximately 123.4' to the beginning.

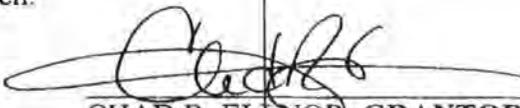
Being the same easement conveyed to Clyde Robert Ellnor, Sr., a/k/a Clyde Robert Ellnor, by Samuel Ray Godby, et al, dated October 8, 1992, of record in Deed Book 525, Page 274, Pulaski County Court Clerk's Office, Kentucky. Clyde Robert Ellnor, a/k/a Clyde Robert Ellnor, Sr. departed this life intestate April 23, 2003 and left Michelle E. Shumard and Chad R. Ellnor as his only heirs at law as shown by Affidavit of Descent of record in Deed Book 729, Page 295, Pulaski County Court Clerk's Office, Kentucky. Michelle E. Shumard and Ronald R. Shumard, her husband, conveyed their interest to Grantors by Deed of Correction, dated March 23, 2005, Deed Book 838, Page 399, of record in the Pulaski County Court Clerk's Office, Kentucky.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging unto the **GRANTEE**, in fee simple, his heirs and assigns forever, with covenant of **GENERAL WARRANTY**.

The 2009 property taxes shall be prorated by the parties herein.

**CONSIDERATION CERTIFICATE:** The undersigned **GRANTORS** and **GRANTEE** hereby certify, swear and affirm that the consideration stated herein is the full actual consideration paid for the property transferred herein. The **GRANTEE** joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the **GRANTORS** and **GRANTEE**, the date first above written.

  
CHAD R. ELLNOR, GRANTOR

  
CASANDRA N. ELLNOR, GRANTOR

*Frank H. Ikerd III*  
FRANK H. IKERD, III, GRANTEE

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this 3 day of June, 2009, by Chad R. Ellnor and Casandra N. Ellnor, husband and wife, GRANTORS.

*Cheryl A. Norwood*  
NOTARY PUBLIC, STATE-AT-LARGE  
My commission expires: June 26, 2011

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Consideration Certificate was signed, acknowledged and sworn to before me this 3 day of June, 2009, by Frank H. Ikerd, III, a single person, GRANTEE.

*Cheryl A. Norwood*  
NOTARY PUBLIC, STATE-AT-LARGE  
My commission expires: June 26, 2011

THIS DEED WAS PREPARED BY:

*Martin L. Hatfield*  
Martin L. Hatfield  
LAW OFFICE OF MARTIN L. HATFIELD  
205 W. Columbia Street  
P. O. Box 1600  
Somerset, KY 42502-1600  
606.678.0100  
[Martin@mhatfieldlaw.com](mailto:Martin@mhatfieldlaw.com)

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT. I  
RALPH TROXTELL, CLERK OF PULASKI COUNTY, CERTIFY  
THAT ON THE 3 DAY OF June 20 09 THE  
FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 190.00 WHEREUPON I HAVE RECORDED THE SAME  
TOGETHER WITH THIS CERTIFICATE, THIS 3 DAY  
OF June 20 09, IN DEED BOOK 839 PAGE 704.  
ATTEST: RALPH TROXTELL, CLERK  
BY *Zelala New* D.C.

ANNEXATION REQUEST FORM

I, Frank H. Ikerd III formally request annexation

Of my property located

at LOT 5 at 2641 N. Hwy. 1247

\_\_\_\_\_ into the City of Somerset.

I also request that the 60 day waiting period be waived.

I am requesting that my property be zoned B2.

Sincerely,

Frank H. Ikerd III

Date

09.05.12

5

BOOK PAGE  
685 0274

148366

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered into this 9<sup>th</sup> day of October, 2001, by and between CLIFFORD C. MATTHEWS, JR. And ANNETTA S. MATTHEWS, of 405 College St., Somerset KY 42501, party of the first part, and FRANK H. IKERD, III, single, party of the second part, in fee simple; of 104 Bash Avenue, Somerset Kentucky 42501.

WITNESSETH: That party of the first part, for and in consideration of the sum of FIVE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$515,000.00) DOLLARS, does hereby bargain, sell, grant and convey unto party of the second part, in fee simple, his and assigns all their right title and interest in and to the following described property, to-wit:

A certain tract of land in the community of Somerset, Pulaski County, Kentucky, and more particularly described as follows:

Point of beginning a 1/2" x 18" rebar set stamped W. Daulton (Red) cap #2463 and hereinafter referred to as an iron pin set a corner to Dee Baugh (DB 632 Pg. 389) and in the right of way of Ky. Hwy. 1247 (50' Right of Way); thence with the right of way of Ky. Hwy. 1247 South 36 deg. 26' 03" East for a distance of 390.70 feet; South 39 deg. 43' 02" East for a distance of 40.44 feet to an iron pin set a new corner to Annetta Matthews (DB 494 Pg. 139); thence two new lines through Matthews South 58 deg. 44' 11" West for a distance of 247.07 feet to an iron pin set; South 36 deg. 44' 09" East for a distance of 13.86 feet to an iron pin found a corner to Michael Todd (DB 644 Pg. 122); thence with Todd and then with Wanda Korte (DB 619 Pg. 455) South 36 deg. 44' 09" East for a distance of 148.95 feet to a 3/4" iron pipe found (no cap) a corner to Korte and in the line of

Homer Wheeldon (DB 239 Pg 81); thence with Wheeldon South 58 deg. 54' 47" West for a distance of 537.54 feet to an iron pin set; South 41 deg. 01' 15" East for a distance of 96.54 feet to an iron pin set at a Wood Post a corner to Lot 2 of Camelot Subdivision (Plat Cabinet B, Slide 335); thence with Lot 2 and then with Lots 3, 5, 6, 7, 8, 9, 10 and 24, South 68 deg. 32' 51" West for a distance of 1136.49 feet to a 1/2" rebar found stamped D. Burgin (Orange) cap #3167 a corner to Rilda Allen (DB 333 Pg. 480); thence with Allen North 17 deg. 05' 29" West for a distance of 536.15 feet to an iron pin set at a wood post a corner to Alan Sullivan (DB 402 Pg. 143); Charles Irvine (DB 274 Pg. 213); and Millard Hatfield (DB 367 Pg. 421), thence with Hatfield North 55 deg. 21' 59" East for a distance of 478.99 feet to an iron pin set at a missing wood post; South 44 deg. 22' 29" Est for a distance of 66.13 feet to an iron pin set at a wood post; North 55 deg. 41' 17" East for a distance of 374.86 feet to an iron pin found; North 59 deg. 33' 51" East for a distance of 832.96 feet to the point of beginning, said property contains 24.12 acres more or less, as surveyed by Weylan G. Daulton RLS #2463 by Magnetic North on 6-25-96, together with and subject to covenants, easements and restrictions of record.

Being a part of the same property conveyed to Annetta Matthews by deed dated February 2, 2001, of record in Deed Book 670 Page 561; and being a part of the same property conveyed to Clifford Matthews and Annetta Matthews by deed dated September 7, 1990, of record in Deed Book 494 Page 139; and being a part of the same property conveyed to Annetta Matthews by deed dated February 2, 2001 of record in Deed Book 670 Page 557, all references are to the Pulaski County Court Clerk's Office, Kentucky.

It is agreed between the parties that the taxes for the year 2001 shall be proated to date of closing and possession of the premises shall be with delivery of this deed.

TO HAVE AND TO HOLD the foregoing property, together with all the appurtenances thereunto belonging, unto party of the second part, his heirs and assigns forever with covenant of General Warranty.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The party of the second part joins in this Deed for the

BOOK

PAGE

685

0276

sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this the day and date first above written.

PARTY OF THE FIRST PART

Clifford C. Matthews  
CLIFFORD C. MATTHEWS

Annetta S. Matthews  
ANNETTA S. MATTHEWS

STATE OF KENTUCKY

COUNTY OF PULASKI...SCT:

PARTY OF THE SECOND PART  
Frank H. Ikerd III  
FRANK H. IKERD, III

The foregoing Deed and Consideration Certificate was signed, acknowledged and sworn to before me this 9<sup>th</sup> day of October, 2001, by CLIFFORD C. MATTHEWS and ANNETTA S. MATTHEWS, husband and wife, to be their free act and deed in due form of law.

Danny Ford  
NOTARY PUBLIC, STATE AT LARGE, KY.

My Commission Expires: 8-17-2002

STATE OF KENTUCKY

COUNTY OF PULASKI...SCT:

The foregoing Deed and Consideration Certificate was signed, acknowledged and sworn to

BOOK PAGE  
685 0277

before me this 4<sup>th</sup> day of October, 2001, by FRANK H. IKERD, III, single, to be his free act and deed in due form of law.

[Signature]  
NOTARY PUBLIC, STATE AT LARGE, KY.

My Commission Expires: 2-17-02

NOTE: THE UNDERSIGNED ATTORNEY HAS MADE NO EXAMINATION OF TITLE TO THE PROPERTY HEREIN ON THE DATE OF DRAFTING THIS INSTRUMENT.

THIS INSTRUMENT PREPARED BY:

ADAMS AND VENTERS  
ATTORNEYS AT LAW  
P. O. BOX 35  
SOMERSET, KENTUCKY 42502

[Signature: Norma B. Adams]

STATE OF KENTUCKY OF PHILASKI SCT. 1,  
WILLARD HANSFORD, CLERK OF THE PHILASKI COUNTY COURT,  
CERTIFY THAT ON THE 29 DAY OF Oct 2001 THE  
FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 2500 WHEREUPON I HAVE RECORDED THE SAME,  
TOGETHER WITH THIS CERTIFICATE, THIS 29 DAY  
OF Oct 2001 IN New BOOK 685 PAGE 277  
ATTEST WILLARD HANSFORD, CLERK  
BY: Zeala New D.C.



6

BOOK PAGE  
3756 0398

**DEED OF CONVEYANCE** 49

**212653**

This DEED OF CONVEYANCE made and entered into this the 25 day of February, 2005 by and between ARTHUR M. GOSSER and RUBY LEE GOSSER, his wife, of 2723 North Highway 1247, Somerset, KY 42503, by and through their Power of Attorney, Frances Kay Spillman & Roberta Jean Rice, Grantors and FRANK H. IKERD III, of 2641 N. Hwy 1247, Somerset Ky 42503, Grantee.

WITNESSETH: That for and in consideration of the sum of SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby bargain, grant, sell and convey unto the Grantee, his heirs and assigns, with Covenant of General Warranty, the following described property, to-wit:

A certain tract or parcel of land lying near the City of Somerset, in the County of Pulaski, State of Kentucky and located at the intersection of Kentucky Highway #1247 and East Racetrack Road.

Unless stated otherwise, any monument referred to herein as "pin and cap" is a set 5/8" diameter steel rebar twenty-four (24") inches in length, with a red plastic survey cap stamped "J.C.D. PLS 3138".

Unless stated otherwise any monument referred to herein as "reference monument" is a set 5/8" diameter steel rebar, twenty-four (24") inches in length, with a yellow plastic survey cap stamped "J.C.D. REF MON PLS 3138." All bearings stated herein are correlated to the magnetic meridian as delineated on survey plat titled FRANK H. IKERD III BOUNDARY SURVEY.

Beginning at a (found) 4" wood fence post in the west right of way of Kentucky Highway #1247 located 25.0' from centerline, said post being a corner to Frank Ikerd III (DB 737 PG 376) and located N 30 deg. 26' 19" W a distance of 148.58' from a (found) 3/8" steel rebar located at the base of a utility pole; thence with said Ikerd S 65 deg. 48' 52" W a distance of 208.74' to a (found) 3/8" steel rebar with a orange plastic survey cap stamped "LS 1253" said rebar being a corner to said Ikerd and a corner to Chad R. & Casandra N. Ellnor (DB 729 PG 296); thence with said Ellnor S

66 deg. 01' 35" W a distance of 190.69' to a 5" wood fence post; thence continuing in part with said Ellnor and in part with Ronnie & Mae Black (DB 729 PG 157) N 30 deg. 31' 59" W passing over a "reference monument" a distance of 0.34' and passing over a (found) 1/2" steel rebar a distance of 13.99' in all a total distance of 147.67' to a (found) 1/2" steel rebar with a orange plastic survey cap stamped "Burgin LS 3167" located at the base of a 32" poplar and located in the south right of way line of East Racetrack Road 10.0' from centerline; thence with said right of way N 65 deg. 34' 44" E a distance of 399.43' to a "pin and cap" at the right of way intersection of East Racetrack Road and Highway #1247, said "pin and cap" located 10.0' from the center of East Racetrack Road and 25.0' from the center of Highway #1247 and located S 43 deg. 22' 20" W a distance of 25.40' from a set magnetic PK nail at the intersection of East Racetrack Road and Highway #1247; thence with highway #1247 right of way S 30 deg. 26' 19" E passing over a (found) 3/8" steel rebar with a plastic survey cap stamped "LS 1253" a distance of 149.80' in all a total distance of 150.00' to the point of beginning, said described property containing 1.36 acres and or 59,171 sq. ft. according to a survey performed under the direct supervision of Jody Dagley PLS 3138 with JD Land Surveying, LLC, on February 5, 2005 through February 7, 2005.

Being the same property conveyed to Arthur M. Gosser and Ruby Lee Gosser, his wife, by deed dated June 30, 1969, from Ethard Jasper, et ux, of record in Deed Book 293, Page 238. For authority of Frances Kay Spillman and Roberta Jean Rice to execute this Deed of Conveyance see Power of Attorney for Arthur Monroe Gosser, of record in POA Book 130, Page 448 and Power of Attorney for Ruby Lee Gosser, of record in POA Book 130, Page 451. All records being of record in the Pulaski County Court Clerk's Office, Kentucky.

Grantee shall receive possession of said property SEVEN (7) DAYS from the date of this instrument.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the Grantee, his heirs and assigns forever, with covenant of General Warranty.

CONSIDERATION CERTIFICATE-We, the undersigned, hereby certify that the consideration reflected in this Deed is the full consideration paid for the property.

BOOK PAGE  
3756 7400

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto  
on this the day and date first above written.

GRANTORS:

*Arthur M. Gosser by Frances Kay Spillman POA*  
*Arthur M. Gosser by Roberta Jean Rice POA*  
ARTHUR M. GOSSER BY AND  
THROUGH HIS POWER OF ATTORNEY  
FRANCES KAY SPILLMAN & ROBERTA  
JEAN RICE

*Ruby L. Gosser by Frances Kay Spillman*  
*Ruby Lee Gosser by Roberta Jean Rice*  
RUBY-LEE GOSSER BY AND  
THROUGH HER POWER OF  
ATTORNEY FRANCES K.  
SPILLMAN & ROBERTA JEAN  
RICE

GRANTEE:

*Frank H. Iker III*  
FRANK H. IKER III

STATE OF Kentucky  
COUNTY OF Pulaski

The foregoing Deed of Conveyance and Consideration Certificate was signed and acknowledged before me this 23rd day of February, 2005, by Arthur M. Gosser and Ruby Lee Gosser, his wife, by and through their Power of Attorney, Frances Kay Spillman, Grantors.

*Sharon Wilson Taylor*  
Notary Public  
My Commission Exp: Feb 7, 2006

STATE OF Kentucky  
COUNTY OF Pulaski

The foregoing Deed of Conveyance and Consideration Certificate was signed and acknowledged before me this 23rd day of February, 2005, by Arthur M. Gosser and Ruby Lee Gosser, his wife, by and through their Power of Attorney, Roberta Jean Rice, Grantors.

*Sharon Wilson Taylor*  
Notary Public  
My Commission Exp: Feb 7, 2006

BOOK PAGE  
1756 1401

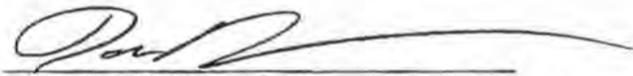
STATE OF KENTUCKY  
COUNTY OF PULASKI

The foregoing Deed of Conveyance and Consideration Certificate was signed and acknowledged before me this 25 day of February, 2005, by Frank H. Ikerd, III, Grantee.

  
Notary Public  
My Commission Exp: 6-26-07

THE UNDERSIGNED ATTORNEY HAS DRAFTED THIS INSTRUMENT ONLY, and is not responsible for reporting this transaction to any taxing authority, nor is this Deed of Conveyance a guarantee of clear or marketable title.

THIS INSTRUMENT PREPARED BY:



F.G. NEIKIRK  
DAN THOMPSON  
ATTORNEY AT LAW  
P.O. BOX 5  
SOMERSET, KY 42502  
606-679-4440

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT. 1  
TRUDY DENHAM, CLERK OF THE PULASKI COUNTY, CERTIFY  
THAT ON THE 4 DAY OF February 05 THE  
FOREGOING DEED WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 75.00 WHEREUPON I HAVE RECORDED THE SAME,  
TOGETHER WITH THIS CERTIFICATE THIS 4 DAY  
OF February 05 IN DEED BOOK 1756 PAGE 398  
ATTEST TRUDY DENHAM, CLERK  
BY Trudy Denham D.C.



BOOK  
0786  
⑦

PAGE  
0453

DEED

237561

THIS DEED OF CONVEYANCE made and entered into this 21<sup>st</sup> day of June, 2006 by and between RANDY NEIKIRK and TRACEY NEIKIRK, husband and wife, of 510 Godby Lane, Science Hill, Kentucky 42553, GRANTORS, and FRANK H. IKERD, III, (a single man), of 2641 North Highway 1247, Somerset, Kentucky 42503, GRANTEE.

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED THOUSAND and 00/100 (\$100,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, sell and convey unto the GRANTEE, FRANK H. IKERD, III, in fee simple, his heirs and assigns, the following described property, to-wit:

**PARCEL I:** A certain lot or parcel of land located, lying and being in Pulaski County, Kentucky on Kentucky Highway 1247 and bounded and described as follows:

BEGINNING on an iron pin in the west right of way line of Ky. 1247 north of the City of Somerset, corner to Homer Wheeldon; thence with the line of Homer Wheeldon S 61° 30' W 250 feet to an iron pin; thence with J. F. Neikirk estate N 34° 37' W 70 feet to an iron pin; thence N 61° 30' E 250 feet to an iron pin in the west right of way line to Ky. 1247; thence with the west right of way line of Ky. 1247, S 34° 37' E 70 feet to the point of beginning.

**PARCEL II:** A certain strip or parcel of land lying and being in the County of Pulaski, north of the City of Somerset, Kentucky, and being more particularly described as follows, to-wit:

BEGINNING on an iron pin in the West right-of-way of Ky. 1247, said pin being a corner to Korte; thence with said right-of-way North 35 deg. 07' 06" West, 4 feet to an iron pin; thence leaving said right-of-way and running with Matthews South 60 deg. 32' 42" West, 250 feet to an iron pin; thence South 35 deg. 07' 06" East, 4 feet to an iron pin, corner to Korte; thence with Korte North 60 deg. 32' 42" East, 250 feet to the point of beginning and containing 0.023 acre, more or less as surveyed by Frank G. Vaught L.S. 1563 on August 22, 1990.

BOOK PAGE  
0786 0454

Being the same property conveyed to Randy Neikirk and Tracey Neikirk, husband and wife, from The Wanda N. Korte Revocable Living Trust by Deed dated September 4, 2002, of record in Deed Book 702, Page 502, Pulaski County Court Clerk's Office, Kentucky.

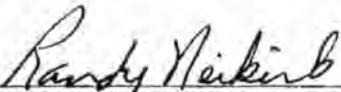
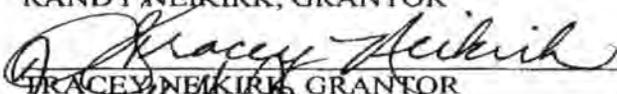
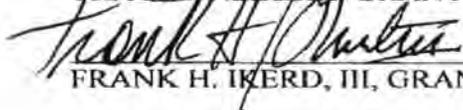
The 2006 property taxes shall be prorated by the parties herein and GRANTEE shall have possession of said property with delivery of deed.

TO HAVE AND TO HOLD all of GRANTORS' right, title and interest in and to the aforesaid property, together with all the rights, privileges, appurtenances and improvements thereunto belonging unto the GRANTEE, FRANK H. IKERD, III, his heirs and assigns, forever, with covenant of GENERAL WARRANTY OF TITLE.

CONSIDERATION CERTIFICATE:

The parties hereto certify that the consideration reflected in this deed is the full consideration paid for the property transferred hereby. The GRANTEE joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the GRANTORS and GRANTEE, this the date first above written.

  
RANDY NEIKIRK, GRANTOR  
  
TRACEY NEIKIRK, GRANTOR  
  
FRANK H. IKERD, III, GRANTEE

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this 21 day of June, 2006 by RANDY NEIKIRK and TRACEY NEIKIRK, husband and wife, GRANTORS.

  
NOTARY PUBLIC  
MY COMM. EXPIRES: 6-24-07

BOOK PAGE  
0786 0455

STATE OF KENTUCKY  
COUNTY OF PULASKI...SCT

The foregoing Consideration Certificate was signed, acknowledged and sworn to before me this 21 day of June, 2006 by FRANK H. IKERD, III, a single man, GRANTEE.

Kimberly Johnson  
NOTARY PUBLIC  
MY COMM. EXPIRES 6-26-07

THIS DOCUMENT WAS PREPARED  
WITHOUT A TITLE EXAMINATION  
AND DOES NOT GUARANTEE A  
CLEAR OR MARKETABLE TITLE BY:

Jay M. Shurley  
JAY M. SHURLEY, LAWYER  
126 NORTH MAPLE STREET  
P. O. BOX 1827  
SOMERSET, KENTUCKY 42502  
606-677-9014

STATE OF KENTUCKY, COUNTY OF PULASKI, SCT. I  
TRUDY DENHAM CLERK OF THE PULASKI COUNTY, CERTIFY  
THAT ON THE 29 DAY OF June 20 06 THE  
FOREGOING Deed WAS PRODUCED TO ME CERTIFIED AS ABOVE  
AND LODGED FOR RECORD. TRANSFER TAX WAS PAID IN THE SUM  
OF 100.00 WHEREUPON I HAVE RECORDED THE SAME.  
TOGETHER WITH THIS CERTIFICATE THIS 29 DAY  
OF June 20 06 IN DEED BOOK 786 PAGE 453  
AT 11:00 O'CLOCK A.M.  
BY Zeala New

ANNEXATION REQUEST FORM

I, Frank H. Ikerd IV formally request annexation

Of my property located

at LOT 8 at 2693 N. Hwy. 1247

\_\_\_\_\_ into the City of Somerset.

I also request that the 60 day waiting period be waived.

I am requesting that my property be zoned R2

Sincerely,

Frank H. Ikerd IV

Date Sept. 5, 2012

FRANK IKERD IV  
2693 N HWY 1247  
SOMERSET KY 42503

DEED BOOK PAGE 93

2503  
WARRANTY DEED

THIS DEED of conveyance, made and entered into this the 11<sup>th</sup> day of March, 2007, by and between **Frank H. Ikerd III**, a single person, whose address is P. O. Box 966, Somerset, Kentucky 42502, Party of the First Part, and **Frank H. Ikerd IV**, a single person, whose address is 2693 North Highway 1247, Somerset, Kentucky 42503-4604, Party of the Second Part.

**WITNESSETH:** That for and in consideration of One Hundred Fifty Thousand Dollars and Zero Cents ( \$150,000.00 ), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part does hereby grant, sell and convey unto the Party of the Second Part, his heirs and assigns, the following described real property, viz: A certain tract or parcel of land lying and being in Pulaski County, Kentucky, and being all of the same property which the Party of the First Part acquired from Dee Baugh and Lucy Baugh, Husband and Wife, by deed of conveyance dated April 30, 2004 and of record in Deed Book 737, Page 376, records of the Pulaski County Court Clerk's Office. Said property being more particularly described as follows:

A certain tract or parcel of land located in Pulaski County, Kentucky, on the west side of Highway 1247 about 2 1/2 miles north of Somerset, Kentucky, and being Tract No. 1 on the Clyde Ellnor Survey prepared by Bobby Hudson, LS #1253, dated August 1, 1983, and more particularly described as follows:

Beginning at a stake in the west side of Kentucky #1247 road right of way and said stake being the northeast corner of Gary Ikerd; thence leaving said road right of way, with Ikerd's line, with a new established line, N 27 degrees 14' W 97.5 feet to an iron pin; thence N 25 degrees 03' W 50.1 feet to an iron pin in old fence line of Sandusky; thence with old fence line N 62 degrees 40' E 209.3 feet to a post on west side of Kentucky #1247 road right of way; thence with said road right of way S 32 degrees 58' E 148.1 feet to the point of beginning, containing .7391 acre, more or less.

**TO HAVE AND TO HOLD** the same, together with all the appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns, forever, with covenants of "General Warranty".

**PROVIDED, HOWEVER,** that this conveyance is made subject to all easements, conditions, and restrictions that may appear of record, and all governmental laws and regulations affecting the real property.