

Send Tax Notice to:  
Diana F. Monroe  
P.O. Box 128  
Celina, TN 38551

This Instrument Prepared By:  
James D. White, Jr.  
Attorney at Law  
Celina, TN 38551

DEED

THIS DEED OF CONVEYANCE, made and entered into this 18 day of November, 2021, by and between JEFFREY ELIJAH WATSON, (the Grantor) whose address is 140 Happy Valley Road, Celina, Tennessee 38551, and DIANA F. MONROE, (the Grantee), whose address is P.O. Box 128, Celina, Tennessee 38551;

WITNESSETH: For and in consideration of the sum of \$15,000.00 (Fifteen Thousand Dollars), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor herein, hereby bargains, sells and conveys his one-half (1/2) undivided interest unto the Grantee herein, the following described real property located in Cumberland County, Kentucky:

TRACT ONE OF SURVEY DATED MARCH 18, 2017

BEING A CERTAIN PARCEL OF REAL PROPERTY IN THE COMMONWEALTH OF KENTUCKY, SITUATED IN THE PEYTONSBURG COMMUNITY OF CUMBERLAND COUNTY, AT THE INTERSECTION OF EARL WATSON ROAD AND HIGHWAY 61-SOUTH AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

"ALL REBAR CALLED FOR BEING SET ARE 5/8 INCH X 18 INCH WITH A BLUE IDENTIFICATION CAP, "DEREK BELL PLS NO 3914" (TYPICAL) AND WERE SET THIS SURVEY. A WITNESS REBAR REFERS TO A 5/8 INCH X 18 INCH REBAR WITH AN ORANGE IDENTIFICATION CAP "WITNESS MONUMENT" SET THIS SURVEY. ALL TREES USED AS CORNERS ARE OF SOUND CONDITION AND MARKED WITH TWO SETS OF THREE HACKS. THE BASIS OF BEARINGS BEING CORRELATED TO KENTUCKY STATE PLANE SINGLE ZONE GRID NORTH (NAD832011) PER STATIC OBSERVATIONS ALONG EXISTING CONTROL POINTS ON 3.3.17."

"BEGINNING ON A REBAR SET ON THE EAST RIGHT-OF-WAY OF EARL WATSON ROAD (30' R.O.W. PER PLAT CABINET 01 SLIDE 123) APPROXIMATELY NORTH 49 DEGREES 48 MINUTES 31 SECONDS WEST, 950 FEET FROM THE INTERSECTION OF HIGHWAY 61-SOUTH AND BEING A CORNER TO TRACT 2 OF THIS SURVEY; THENCE, WITH TRACT TWO, NORTH 39 DEGREES 41

Deed x pd. 12.22

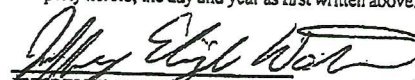
MINUTES 37 SECONDS WEST, 1003.90 FEET TO A POINT IN A SEASONAL BRANCH LOCATED SOUTH 33 DEGREES 15 MINUTES 14 SECONDS WEST, 13.05 FEET FROM A WITNESS REBAR SET AND BEING A CORNER TO THE GLEE KEY ESTATE (DEED BOOK 73 PAGE 64); THENCE, ASCENDING THE HOLLOW WITH KEY, SOUTH 47 DEGREES 36 MINUTES 24 SECONDS EAST, 89.99 FEET TO A POINT IN SAID BRANCH LOCATED SOUTH 26 DEGREES 54 MINUTES 29 SECONDS EAST, 16.53 FEET FROM A WITNESS REBAR SET AT A SPRING; THENCE, LEAVING SAID BRANCH GENERALLY ALONG A WIRE FENCE, SOUTH 03 DEGREES 24 MINUTES 02 SECONDS WEST, 290.36 FEET TO A 20 INCH POPLAR; THENCE, CONTINUING WITH KEY SOUTH 23 DEGREES 02 MINUTES 26 SECONDS EAST, PASSING AN EXISTING SET STONE ONLINE AT 759.72 FEET FOR A TOTAL DISTANCE OF 768.80 FEET TO A REBAR SET BEING A CORNER TO THE COMMONWEALTH OF KY-HIGHWAY 61 (DEED BOOK 74 PAGE 403) LOCATED 125 FEET LEFT OF CENTERLINE STATION 24+10.00; THENCE, WITH SAID HIGHWAY, SOUTH 46 DEGREES 17 MINUTES 31 SECONDS WEST, 240.22 FEET TO A REBAR SET 90 FEET LEFT OF CENTERLINE STATION 21+75.00; THENCE, SOUTH 65 DEGREES 17 MINUTES 58 SECONDS WEST, 130.00 FEET TO AN EXISTING CONCRETE MARKER 115 FEET LEFT OF CENTERLINE STATION 20+50.00; THENCE, NORTH 35 DEGREES 19 MINUTES 49 SECONDS WEST, 110.00 FEET TO A REBAR SET 225 FEET LEFT OF CENTERLINE STATION 20+50.00; THENCE, SOUTH 54 DEGREES 40 MINUTES 11 SECONDS WEST, 29.57 FEET TO A REBAR SET ON THE EAST SIDE OF EARL WATSON ROAD; THENCE, WITH SAID RIGHT-OF-WAY (1) NORTH 35 DEGREES 08 MINUTES 39 SECONDS WEST, 73.55 FEET TO A REBAR SET; (2) NORTH 46 DEGREES 06 MINUTES 20 SECONDS WEST, 60.28 FEET; (3) NORTH 70 DEGREES 49 MINUTES 37 SECONDS WEST, 43.76 FEET; (4) SOUTH 87 DEGREES 44 MINUTES 13 SECONDS WEST, 25.47 FEET; (5) SOUTH 81 DEGREES 27 MINUTES 39 SECONDS WEST, 94.28 FEET; (6) SOUTH 86 DEGREES 48 MINUTES 01 SECONDS WEST, 133.17 FEET; (7) SOUTH 79 DEGREES 13 MINUTES 17 SECONDS WEST, 91.59 FEET TO A REBAR SET; (8) SOUTH 88 DEGREES 06 MINUTES 22 SECONDS WEST, 59.14 FEET; (9) NORTH 74 DEGREES 43 MINUTES 03 SECONDS WEST, 34.41 FEET; (10) NORTH 50 DEGREES 47 MINUTES 20 SECONDS WEST, 26.92 FEET TO A REBAR SET; (11) NORTH 27 DEGREES 14 MINUTES 47 SECONDS WEST, 23.25 FEET; (12) NORTH 16 DEGREES 58 MINUTES 05 SECONDS WEST, 17.28 FEET; (13) NORTH 10 DEGREES 04 MINUTES 33 SECONDS WEST, 80.04 FEET; (14) NORTH 09 DEGREES 15 MINUTES 38 SECONDS EAST, 61.74 FEET; (15) NORTH 03 DEGREES 44 MINUTES 45 SECONDS WEST, 155.72 FEET TO THE POINT OF BEGINNING. CONTAINING 15.50 ACRES, PER SURVEY PERFORMED BY WM. DEREK BELL, P.L.S. 3914, WITH BELL LAND SURVEYING & MAPPING, 412 S. MAIN STREET \* P.O. Box 749, BURKESVILLE, KENTUCKY 42717, COMMENCED ON THE 3<sup>RD</sup> DAY OF MARCH AND CONCLUDED ON THE 18<sup>TH</sup> DAY OF MARCH 2017. THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS OR OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.

And being the same lands conveyed to Jeffrey Elijah Watson from Sandra Ford by deed dated July 8, 2021, and recorded in Deed Book 181, pages 736-740, Cumberland County Clerk's Office, Cumberland County, Kentucky; and being the same lands wherein Jeffrey Elijah Watson conveyed a one-half (1/2) undivided interest to Diana F. Monroe by deed dated July 16, 2021, and recorded in Deed Book 182, pages 8-11, Cumberland County Clerk's Office, Cumberland County, Kentucky.

Also see attached survey plat drawing.

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in the above described real property, together with all of the rights, privileges, appurtenances, and improvements thereto belonging unto the Grantee herein, her heirs and assigns forever, with Covenants of General Warranty.

IN TESTIMONY WHEREOF, witness the signature of the party hereto, the day and year as first written above.

  
JEFFREY ELIJAH WATSON

STATE OF TN  
COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named JEFFREY ELIJAH WATSON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of November, 2021.

Misty Grace  
NOTARY PUBLIC  
My Commission Expires: 8/26/2025



CERTIFICATE OF CONSIDERATION

We, the undersigned hereby certify that the consideration contained in the foregoing DEED is the full consideration paid for said one-half (1/2) undivided interest in the property herein described.

IN TESTIMONY WHEREOF, witness the signature of the parties hereto this the 18 day of November, 2021.

GRANTOR:

Jeffrey Eliah Watson  
JEFFREY ELIJAH WATSON

STATE OF TN  
COUNTY OF Clay

Subscribed and sworn to before me by the Grantor this the 18 day of November, 2021.

Misty Grace  
NOTARY PUBLIC  
My Commission Expires: 8/26/2025



GRANTEE:

Diana Monroe  
DIANA F. MONROE

STATE OF TN  
COUNTY OF Clay

Subscribed and sworn to before me by the Grantee this the 18 day of November, 2021.

Misty Grace  
NOTARY PUBLIC  
My Commission Expires: 8/26/2025



STATE OF KENTUCKY  
COUNTY OF CUMBERLAND, SCT.  
18 day of November, 2023 at 10:00 clock M. and duly  
Recorded in Book No. 193 Page No. 187  
of the records in this office.  
Given under my hand and the seal  
of Cumberland County, Kentucky  
this 18th day of November, 2023.  
KIM KING, CLERK

