

BOOK	317
PAGE	670

25-9

WARRANTY DEED

THIS DEED made and entered into this 20th day of April, 1999, by and between DENZIL B. McPHERSON, and Norma A. McPherson, his wife, of 28914 Paseo Theresa, Mission Viejo, CA 92692, FIRST PARTIES, and DENZIL B. McPHERSON and NORMA A. McPHERSON, Trustees, D. & N. McPHERSON TRUST DTD MARCH 3, 1999 - Separate Property of DENZIL B. McPHERSON, of 28914 Paseo Theresa, Mission Viejo, CA 92692, SECOND PARTIES;

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Parties have this day and do hereby grant, bargain, sell and convey unto the Second Parties, their successors and assigns, forever, the following described real estate located in Ohio County, Kentucky, and more particularly described as follows, to wit:

Beginning at a stone in a small branch witnessed by a beech tree East corner of Mrs. N. O. Hendricks' Survey; thence with a line of Ferdinand C. Brown's Survey 71-1/2 poles to two beeches near the mouth of a rocky drain running northerly; thence N. 50 E. 64 poles to a stone 18 links North 50 E. from a large white oak; thence S. 52-1/2 E. 33-1/3 poles to two hickories and two black jacks; thence N. 33 E. 62-1/2 poles to a dogwood in a hollow; thence N. 51 W. 169 poles to a dead white oak; thence S. 9 W. 96 poles to a stone, in a line of the cemetery lot; thence South 70 E. 1-1/2 poles to a stone corner to said lot; thence S. 6 W. 66 poles to the beginning, containing 102 acres, more or less.

AND BEING the same property conveyed to Denzil B. McPherson and Arzella McPherson, as joint tenants with right of survivorship, by Arzella McPherson, a widow, by deed dated the 30th day of May, 1981, of record in Deed Book 240, at page 774, in the Ohio County

est-plan/mcpherso/deed

Deed Tax - 0
Rec. Fee 12.00

317-671

Clerk's Office. The said Arzella McPherson died, testate, a citizen and resident of Daviess County, Kentucky, on the 7th day of October, 1990, and the said Denzil B. McPherson acquired all her right, title and interest in and to the above-described property by right of survivorship.

TO HAVE AND TO HOLD the above described real estate, together with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining, unto the Second Parties, their successors and assigns, forever, with covenant of GENERAL WARRANTY.

This conveyance is made subject to any and all valid and existing conditions, restrictions, easements and reservations as may be found in the record chain of title.

The parties hereto certify, pursuant to KRS Chapter 382, that the conveyance and transfer of the above-described property to Second Parties is by gift and that the estimated fair cash value of said property is in the sum of \$20,900.00, to the best of their knowledge. The parties hereto further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. The Second Parties join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this the day and date first hereinabove set out.

FIRST PARTIES:

Denzil B. McPherson
Denzil B. McPherson
Norma A. McPherson
Norma A. McPherson

SECOND PARTIES:

DENZIL B. MCPHERSON AND NORMA A.
MCPHERSON, TRUSTEES, D. & N. MCPHERSON
TRUST DTD MARCH 3, 1999

By: Denzil B. McPherson
Denzil B. McPherson, Trustee

By: Norma A. McPherson
Norma A. McPherson, Trustee

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The foregoing deed and consideration certificate was
acknowledged and sworn to before me this 20th day of April,
1999, by Denzil B. McPherson and Norma A. McPherson, his wife,
and the foregoing consideration certificate was sworn to before
me by Denzil B. McPherson and Norma A. McPherson, Trustees, D. &
N. McPherson Trust DTD March 3, 1999.

Kathleen C. Kenny
Notary Public State of CA
My commission expires 6/27/02

PREPARED BY:

William E. Rummage
William E. Rummage,
Suite L-12, One Executive Boulevard
Owensboro, KY 42301



AMENDED BY:

Judith Hurst Jamroz original
Judith Hurst Jamroz
24012 Calle de la Plata, Suite 450
Laguna Hills, CA 92653

FILED FOR RECORD

This 23 day of April 1999 at
10:30 O'Clock A M. and recorded in Deed
Book No. 317 at page 670-672
Attest Les R. Johnson, Clerk
By: Les R. Johnson D.C.

LODGED FOR
RECORD

AM. 10:30 PM

APR 23 1999

LESSIE R. JOHNSON
CLERK
Ohio County, Kentucky

BOOK	317
PAGE	667

THIS DEED made and entered into this the 1st day April, 1999, by and between Opal M. McPherson, a widow, of 6939 Sunnydale Road, Fordsville, KY 42343, FIRST PARTY, and Denzil B. McPherson and Norma A. McPherson, Trustees, D. & N. McPherson Trust DTD March 3, 1999, of 28914 Paseo Theresa, Mission Viejo, CA 92692, SECOND PARTIES.

WITNESSETH: That for and in consideration of the love and affection which the First Party has and holds for Second Parties, and other good and valuable considerations, the receipt of which is hereby acknowledged, the First Party has this day and does hereby grant, bargain, sell and convey unto the Second Parties, their successors and assigns, forever, the following described real estate located in Ohio County, Kentucky, and more particularly described as follows, to-wit:

Parcel No. 1:

Beginning at 1/2 rebar on the west side of Sunnydale Road, thence S. 33 W. 49.88 feet to a dogwood in a hollow; thence S. 51 E. 274.5 feet to a stone; thence N. 33 E. 57.5 feet to a 1/2 inch rebar; thence N. 21 E. 295.0 feet to the beginning, containing 5.3 acres, more or less.

Parcel No. 2:

Beginning at a 1/2 inch rebar on the east side of Sunnydale Road, thence S. 41° 56' 48" E. 107.27 feet; thence S. 35° 17' 37" W. 174.17 feet; thence N. 5° 39' 23" E. 155.82 feet; thence N. 8° 33' 38" E. 44.24 feet; thence N. 16° 47' 56" E. 24.16 feet to the beginning, containing 0.223 acres.

AND BEING a part of the same property conveyed to Hugh F. McPherson and Opal M. McPherson, husband and wife, and the survivor of them, by W. B. McPherson and Arzella McPherson, his wife, and A. R. McPherson and

Deed Tax - 0-
ac. Fee 12.00
12.00

668

February, 1962, of record in Deed Book 151, at page 471, in the Ohio County Clerk's Office. The said Hugh F. McPherson died, a citizen and resident of Ohio County, Kentucky, on the 17th day of September, 1992, and the said Opal M. McPherson acquired all his right, title and interest in and to the above-described property by right of survivorship.

TO HAVE AND TO HOLD the above described real estate, together with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining, unto the Second Parties, their successors and assigns, forever, with covenant of GENERAL WARRANTY.

This conveyance is made subject to any and all valid and existing conditions, restrictions, easements and reservations as may be found in the record chain of title.

The parties hereto certify, pursuant to KRS Chapter 382, that the conveyance and transfer of the above-described property to Second Parties is by gift and that the estimated fair cash value of said property is in the sum of \$750⁰⁰, to the best of their knowledge. The parties hereto further certify their understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00. The Second Parties join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this the day and date first hereinabove set out.

FIRST PARTY:

Opal M. McPherson
Opal M. McPherson

471-777

684-232

741-868

669

SECOND PARTIES:

DENZIL B. McPHERSON AND NORMA A. McPHERSON, TRUSTEES, D. & N. McPHERSON TRUST DTD MARCH 3, 1999

By: Denzil B. McPherson
Denzil B. McPherson, Trustee

By: Norma A. McPherson
Norma A. McPherson, Trustee

STATE OF KENTUCKY)
COUNTY OF DAVIESS) Sgt.

The foregoing deed and consideration certificate was acknowledged and sworn to before me this 1st day of April, 1999, by Opal M. McPherson, a widow.

Michael P. Hoover
Notary Public, State of Ky. at Large
My commission expires 6-30-02

STATE OF CALIFORNIA)
COUNTY OF _____) Sgt.

The foregoing consideration certificate was sworn to before me this 20th day of April, 1999, by Denzil B. McPherson and Norma A. McPherson, Trustees, D. & N. McPherson Trust DTD March 3, 1999.

Kathleen C. Kenny
Notary Public State of CA
My commission expires 6/27/02

PREPARED BY:

William E. Rummage
Suite L-12, One Executive Boulevard
Owensboro, KY 42301



FILED FOR RECORD
This 23 day of April 1999 at
10:30 O'Clock A M. and recorded in Deed
Book No. 317 at page 667-669
Attest Les R. Johnson, Clerk
Les R. Johnson D.C.

LODGED FOR
RECORD
AM 10:30 PM
APR 23 1999
LESSIE R. JOHNSON
CLERK
Ohio County, Kentucky

File Number: 13-09224
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

OHIO COUNTY
D403 PG397

SPECIAL WARRANTY DEED

THIS DEED, made this 28 day of January, 2014, by and between Beneficial Kentucky, Inc., Grantor(s) whose mailing address is 931 Corporate Center Drive, Pomona, CA 91768, and D.N. McPherson Trust DTD, Grantee(s) whose mailing address is: 28914 Paseo Theresa Mission Viego California 92692

Grantee in-care-of tax mailing address is: 28914 Paseo Theresa Mission Viego California 92692

WITNESSETH: That, for a valuable consideration in the amount of \$20,000.00, the receipt of which is hereby acknowledged, Grantor(s) hereby conveys unto, Grantee(s), in fee simple, with covenant of Special Warranty, the following described property in Ohio County, Kentucky, to wit:

Property Address: 1016 Sugar Grove Rd, Whitesville, KY 42378

All that certain lot or parcel of land situate in the County of Ohio, Commonwealth of Kentucky, and being more particularly described as follows:

Beginning at a stone on the Whitesville and Fordsville road near a dead white oak, corner to Maneva McPherson tract, and being the Northeast corner of that 50 acre tract above described; thence with the McPherson line to Samuel Hendricks corner, thence with the Hendricks line westerly 533.90 feet to a point in said line as established by the Grantors' thence a straight line in Sugar Grove Road, 400 feet Westerly from the Maneva McPherson corner; thence with said road in an Easterly direction to the point of beginning, and estimated by the parties to contain 25 acres, more or less, but sold by the boundary and not by the acre.

Being the same property conveyed to Beneficial Kentucky, Inc. by Master Commissioner's Deed dated October 16, 2013 and of record in Book D402, Page 160 in the Office of the Ohio County Clerk.

Also included is that 1999 Clayton Heartlander Mobile Home that was converted to Real Estate by Affidavit of Conversion of record in Book 56, Page 325 in the Office of the Ohio County Clerk.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable, during Grantor's ownership only.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

After recording return to:
FOREMAN WATSON LAND TITLE, LLC
530 FREDERICA STREET
OWENSBORO, KENTUCKY 42301

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor(s) and Grantee(s).

GRANTOR(S)

Beneficial Kentucky, Inc.



By: Beverly R. Strickland
Vice President and Asst. Secretary
Administrative Services Division

Title: _____

~~State of California~~

~~County of _____~~

~~On _____ before me, _____, notary personally
appeared _____~~

~~_____ who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to
the foregoing deed and consideration statement and sworn and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.~~

~~I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.~~

~~WITNESS my hand and official seal.~~

~~Signature _____ (Seal)~~

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On JANUARY 15, 2014, before me, E. P. Roman, Notary Public
(Here insert name and title of the officer)

personally appeared BEVERLY R STRICKLAND

****and sworn**
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

GRANTEE(S)

D.N. McPherson Trust DTD

David McPherson
By: David McPherson
As: Agent

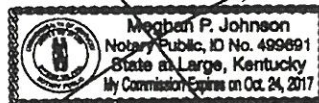
STATE OF KENTUCKY

COUNTY OF Daviess

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 17th day of January, 2014 by Denzil McPherson as Agent of D.N. McPherson Trust DTD, Grantee(s).

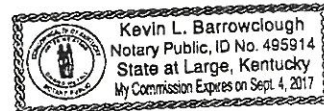
[Signature]
Notary Public

My Commission Expires: 9-4-17



Prepared By:

Jennifer L. Pennell
Jennifer L. Pennell
US Title
109 Daventry Lane
Louisville, KY 40223



DOCUMENT NO: 118248
RECORDED: January 29, 2014 03:32:00 PM
TOTAL FEES: \$28.00
TRANSFER TAX: \$28.00
COUNTY CLERK: BESS T RALPH
DEPUTY CLERK: CHRISTEN
COUNTY: OHIO COUNTY

BOOK: D403 PAGES: 397 - 400

MASTER COMMISSIONER'S DEED

WHEREAS, in Civil Action No. 12-CI-00381, of the Ohio Circuit Court, styled Beneficial Kentucky, Inc., Plaintiff, versus Howell C. Roach, Jr., et al, Defendants, a "In Rem Default Judgment And Order Of Sale" was entered of record herein on July 25, 2013, directing the Master Commissioner of said Court to expose for sale at public auction the property hereinafter described; and whereas said property was sold in accordance with said "In Rem Default Judgment And Order Of Sale" on the 16th day of August, 2013 for the sum of \$30,000.00; and whereas the Master Commissioner's Report was confirmed by said Court and an Order was entered on the 16th day of October, 2013, directing the Master Commissioner to execute a deed conveying said property to Beneficial Kentucky, Inc.

NOW THEREFORE, this "Master Commissioner's Deed" is made and entered into this 16th day of October, 2013 by and between Beneficial Kentucky, Inc.; Howell C. Roach, Jr.; Kathy S. Roach; Wells Fargo Financial Leasing, Inc.; And Mid South Capital Partners, LP, Parties of the First Part, by E. F. Martin, Jr., Master Commissioner of the Ohio Circuit Court, 130 E. Washington Street, Suite 117, Hartford, KY 42347, and Beneficial Kentucky, Inc., Party of the Second Part, of 961 Weigel Drive, Elmhurst, IL 60126.

WITNESSETH:

That for and in consideration of the premises, and for further consideration of the purchase price as hereinabove set, and in accordance with the Order aforesaid, the Parties of the First Part, by E. F. Martin, Jr., Master Commissioner, by these presents do hereby grant, bargain, sell, release, confirm, transfer, and convey, in fee simple, unto the said Party of the Second Part, its successors and assigns, the following described property located at 1016 Sugar Grove Road, Whitesville, Kentucky, to-wit:

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

Beginning at a stone on the Whitesville and Fordsville road near a dead white oak, corner to Maneva McFerson tract, and being the Northeast corner of that 50 acre tract above described; thence with the McFerson line to Samuel Hendricks corner; thence with the Hendricks line westerly 533.90 feet to a point in said line as established by the Grantors' thence a straight line in Sugar Grove Road, 400 feet Westerly from the Maneva McFerson corner; thence with said road in an Easterly direction to the point of beginning, and estimated by the parties to contain 25 acres, more or less, but sold by the boundary and not by the acre.

RETURN TO
Travis W. Thompson
9500 Court House Blvd Suite 400
St Louis, MO 63114

Being the same property conveyed from Howell C. Roach and Wana F. Roach, husband and wife, Howell C. Roach, Jr. and Kathy Sue Roach, his wife, Everett Archie Roach and Shalene Roach, his wife, and Charles A. Hagan, as trustee to Howell C. Roach, Jr., by Deed recorded 5/3/99, in Book 318, at page 78, in the register's office of Ohio County, Kentucky. Tax Map or Parcel ID No: 25-10-3

TO HAVE AND TO HOLD the said property, together with all rights, privileges, appurtenances, and improvements thereto belong unto the Party of the Second Part, it's successors and assigns, without covenant of warranty.

The parties hereto, having first been duly sworn, certify that the consideration reflected in this deed is the full value of the consideration for the property transferred herein, and the Party of the Second Part has signed this deed only to comply with the requirements of KRS 382.135. The in-care-of tax mailing address for the current tax year is Beneficial Kentucky, Inc., 961 Weigel Drive, Elmhurst, IL 60126.

IN TESTIMONY WHEREOF, the said E. F. Martin, Jr., as the Master Commissioner aforesaid, has hereunto subscribed his name this day and year first hereinabove written.

PARTIES OF THE FIRST PART:

BY: 

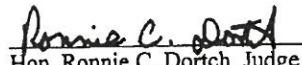
E. F. MARTIN, JR.
Master Commissioner
Ohio Circuit Court

PARTY OF THE SECOND PART:
BENEFICIAL KENTUCKY, INC.

BY: 

Travis W. Thompson

EXAMINED AND APPROVED in open Court,
this 16th day of October, 2013.


Hon. Ronnie C. Dortch, Judge
Ohio Circuit Court

COMMONWEALTH OF KENTUCKY
OHIO CIRCUIT COURT

RECORD AND RETURN TO:

TRAVIS W. THOMPSON KBA #91275
CLUNK, PAISLEY & ASSOCIATES, PSC
4500 Courthouse Blvd., Suite 400
Stow, OH 44224

E. F. Martin, Jr., Master Commissioner, produced in Court the within and foregoing Deed to Beneficial Kentucky, Inc., which was executed, subscribed and sworn to by the Commissioner for and on behalf of the Parties of the First Part therein named to be their act and deed. Said deed having been examined and approved by the Judge, Ohio Circuit Court, is ordered

OHIO COUNTY
D402 PG162

to be certified to by the Clerk of this Court to the Ohio County Clerk for record, which is hereby done.

This 16th day of October, 2013.

MICHELINE WHITTAKER, Ohio Circuit Clerk

BY: Michelle Phelps, Deputy Clerk

STATE OF Kentucky
COUNTY OF Scott

The foregoing Deed was subscribed and sworn to before me by Travis W. Thompson, Attorney at Law Beneficial Kentucky, Inc., Party of the Second Part herein, this 22nd day of October, 2013.

My Commission Expires:

3-6-17

Barbara Willett #182822
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY
COUNTY OF OHIO

I, Bess T. Ralph, Ohio County Clerk, hereby certifies that the foregoing Deed from E. F. Martin, Jr., Master Commissioner of the Ohio Circuit Court, to Beneficial Kentucky, Inc., was produced to me in my office on the 23 day of October, 2013, certified as above for record. Whereupon the same, and the foregoing and this certificate has been recorded in my office.

Witness my hand, this 23 day of October, 2013.

BESS T. RALPH, OHIO COUNTY CLERK
BY: Christen Johanning, Deputy Clerk

I certify that this deed was prepared by the Master Commissioner of the Ohio Circuit Court, 130 E. Washington Street, Suite 117, Hartford, KY 42347.

E. F. Martin, Jr.
E. F. Martin, Jr.

DOCUMENT NO: 117136
RECORDED: October 23, 2013 01:23:00 PM
TOTAL FEES: \$17.00
TRANSFER TAX: \$0.00
COUNTY CLERK: BESS T. RALPH
DEPUTY CLERK: CHRISTEN
COUNTY: OHIO COUNTY
BOOK: D402 PAGES: 160 - 162