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DOCUMENT NO: 239078
RECORDED ON: 9/11/2023 12:18:00 PM
COUNTY CLERK: LORI DUFF
COUNTY: LYON COUNTY
BOOK: D188 PAGE: 722 - 725 DEED
Signed: *Chandall H. SDC*

GENERAL WARRANTY DEED

This DEED is made and entered into on this the 6th day of September, 2023, from Steven W. Mueller and Christine B. Mueller, husband and wife, with a mailing address of 2521 Winfield Drive, Evansville, IN 47725, "Grantors"; to RAANGE INVESTMENTS, LLC, by its duly authorized Manager, Nicholas McFadden, with a mailing address (and address for future tax bills) of 4780 Pecan Ridge Court, Owensboro, KY 42301, "Grantee".

WITNESSETH

For a total consideration of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$240,000.00), the receipt and sufficiency of which are acknowledged, Grantors grant and convey to Grantee fee simple title, with covenant of General Warranty, in and to certain real property in Lyon County, Kentucky, and more particularly described on EXHIBIT A attached hereto and made a part hereof, (the "Property").

Grantors covenant (a) lawful seisin of the Property, (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances, except liens for real property taxes and assessments not yet due and payable, which Grantee assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

For purposes of KRS 382.135, Grantors and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property.

IN WITNESS WHEREOF, Grantors and Grantee, executed this Deed as of the date first set forth above.

LYON COUNTY
D188 PG722

GRANTORS:

Steven W. Mueller

Steven W. Mueller

Christine B. Mueller

Christine B. Mueller

STATE OF KENTUCKY)
) SS
COUNTY OF MARSHALL)

The foregoing Deed, including the consideration certificate contained therein, was sworn, subscribed to and acknowledged before me on the 6th day of September, 2023, by Steven W. Mueller and Christine B. Mueller, husband and wife, Grantors.

(SEAL)



Connie A. Turner

Notary Public

My Commission Expires: _____

GRANTEE:

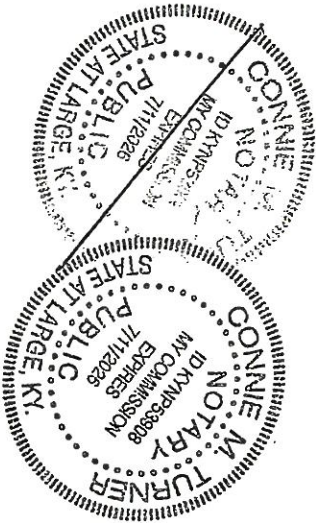
RAANGE Investments, LLC

BY: 
Nicholas McFadden, Manager

STATE OF KENTUCKY)
) SS
COUNTY OF MARSHALL)

The foregoing consideration certificate was sworn to and acknowledged before me on the 6th day of September, 2023, by RAANGE INVESTMENTS, LLC, by its duly authorized Manager, Nicholas McFadden, Grantee.

(SEAL)





Notary Public

My Commission Expires: _____

EXHIBIT "A" to Deed

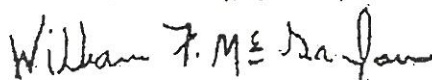
Lot Number Twenty-Two (#22) of the Bell Hollow Subdivision as shown by plat of record in Plat Cabinet 2, Slide 50, Lyon County Court Clerk's Office.

SUBJECT to restrictions and covenants recorded in Miscellaneous Book 18, Page 513, Lyon County Court Clerk's Office.

Except any interest in the coal, oil, gas, and other minerals underlying the land which has been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.

Being in all respects the same property conveyed to Steven W. Mueller and Christine B. Mueller, husband and wife, by Deed dated April 14, 2011 and recorded May 5, 2011 in Deed Book 153, Page 718, Lyon County Clerk's Office.

This instrument prepared by:



William F. McGee, Jr., Attorney-at-Law

P.O. Box 39

Smithland, KY 42081

(270) 928-2178